

IN RE: PETITION FOR SPECIAL HEARING  
N/S Sherwood Road, 276' NE of  
York Road  
(2 Sherwood Road)  
8th Election District  
3rd Councilmanic District  
  
Marepose, LLC  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-327-SPH  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 2 Sherwood Road, located off of York Road near Warren Road in Cockeysville. The Petition was filed by the owners of the property, Marepose, LLC, by C. John Serio, President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek approval of a waiver from Divisions 3 and 4 of the Development Regulations, pursuant to Section 26-172(a) of the Baltimore County Code. The subject property and relief sought are more particularly described on the site plan submitted and accepted into evidence as Petitioner's Exhibit 2.

Appearing at the hearing on behalf of the Petition were C. John Serio and Yvonne C. Serio, property owners, and Robert A. Hoffman, Esquire, their attorney. Also appearing on behalf of the Petition was Kathleen J. Masterton. There were no Protestants or other interested parties, although David L. Thomas with the Baltimore County Department of Public Works appeared and participated at the hearing.

Testimony and evidence offered revealed that the subject property consists of .82 acres, more or less, zoned B.L. and is improved with a 3,220 sq.ft. building used in the business operation of the Valley Framing and Fine Art Shop. The property is located just off of York Road near antique row in Cockeysville, and abuts Cedar Knoll Road at its intersection

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Date

By

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with Sherwood Road. The Petitioners are desirous of constructing a two-story addition to the existing structure in accordance with Petitioner's Exhibit 2. As a result of the proposed improvements, the Petitioners would be required to widen Cedar Knoll Road and Sherwood Road without the requested waiver. Thus, the requested special hearing is necessary. The property has been extensively rehabilitated and refurbished over the years and photographs submitted depict an attractive building and parking area to support the business. As the name implies, the shop specializes in the framing of pictures and prints and sells related art supplies and equipment. The hours of operation of the shop are from 10:00 AM to 6:00 PM Monday through Friday, and 10:00 AM to 5:00 PM on Saturdays. No more than 20 to 30 customers patronize the shop on any given day.

It should be noted that this project has received an exemption from the development review process by the Development Review Committee, and thus, the matter is not before me as Hearing Officer. Rather, the owners have filed a Petition for Special Hearing seeking a waiver from certain Public Works standards, pursuant to Section 26-172(a) of the Baltimore County Code. That Section of the Code appoints the Hearing Officer (i.e., Zoning Commissioner) to grant waivers from Divisions 2 and 3 of Public Works' requirements upon the request of the Department Director. In this instance, the property owner seeks a waiver from certain standards as they relate to road improvements to Cedar Knoll and Sherwood Roads.

Testimony and evidence was presented at the hearing by witnesses for the Petitioner as to the requested waiver. Mr. Thomas also appeared and testified on behalf of the Department of Public Works. Subsequent to the hearing, however, this Zoning Commissioner received additional correspondence from both the Petitioners and Thomas H. Hamer, Acting Director

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Date 6/12/95  
By [Signature]

of the Department of Public Works (DPW). That correspondence indicated that additional meetings were held subsequent to the hearing between representatives of DPW and the engineering firm which prepared the site layout. As a result of these discussions, a consensus was reached as to as-built conditions on site and needed improvements. An additional plat was submitted which is now contained within the case file and has been marked as Petitioner's Exhibit 3. That red-lined plat shows existing conditions and proposed improvements to the intersection of Cedar Knoll And Sherwood Roads. More particularly, a 20-foot radius is shown as being added to the intersection to improve sight distance and turning movement. DPW and the Petitioners have agreed that the property owner will be responsible for these improvements, however, other formerly requested improvements to the site will be waived. This agreement has been attested to in both correspondence from Petitioner's counsel dated May 5, 1995 and Mr. Hamer's correspondence of that same date.

Based on the agreement reached in this case, which appears entirely appropriate for existing conditions, I am persuaded to grant the Petition for Special Hearing. Clearly, the improvements suggested will upgrade the intersection without causing undue expense and unnecessary obligation on the property owner. Testimony received from the Petitioners and their witnesses at the hearing was convincing that the site generates limited volumes of traffic and that existing vehicular access is appropriate. Clearly, the relief requested will not be detrimental to the health, safety or general welfare of the surrounding locale. Thus, the relief requested should be granted and I shall so Order.

ORIGINAL FILED FOR FILING

Date

By

RECORDED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 12, 1995

(410) 887-4386

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
N/S Sherwood Road, 276' NE of York Road  
(2 Sherwood Road)  
8th Election District - 3rd Councilmanic District  
Marepose, LLC - Petitioners  
Case No. 95-327-SPH

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs .

cc: Mr. C. John Serio, President, Marepose, LLC  
13013 Jerome Jay Drive, Cockeysville, Md. 21030

Ms. Kathleen J. Masterton, President, Knollbrook Comm. Assembly, Inc.  
11 Oak Knoll Road, Cockeysville, Md. 21030

Mr. David Thomas, DPW; People's Counsel

File

MICROFILMED





# Petition for Special Hearing

95-327-SPH

to the Zoning Commissioner of Baltimore County

for the property located at 2 Sherwood Road, Cockeysville, MD 21030

which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a waiver from Divisions 3 and 4 of the Development Regulations pursuant to Section 26-172(a) of the Baltimore County Code.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Robert A. Hoffman

Signature

Address

City

State

Zipcode

Venable, Baetjer & Howard  
210 Allegheny Avenue 494-6262

Phone No.

Towson, MD 21204

Legal Owner(s):

Marepose, LLC

(Type or Print Name)

By:

Signature

C. John Serio, President

(Type or Print Name)

Signature

13013 Jerome Jay Drive

752-1946

Address

Phone No.

Cockeysville, MD 21030

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Robert A. Hoffman

Name

210 Allegheny Ave., Towson, MD 21204

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

3-24-95

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Date

By



328



ROBERT E. SPELLMAN, P.L.S.  
JOSEPH L. LARSON  
JO ANN W. ROGGE

SUITE 109 — JEFFERSON BUILDING  
105 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
TEL (410) 823-3535  
FAX (410) 825-5215

95-327-SPH

DESCRIPTION FOR ZONING, NO. 2 SHERWOOD ROAD, 8TH DISTRICT  
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in the center of Sherwood Road, 30 feet wide, at the distance of 276 feet, more or less, southeasterly from the east side of York Road (Maryland Route No. 45) said point being also 16 feet easterly from the west side of Cedar Knoll Road, 25 feet wide, and running thence and binding in the bed of Cedar Knoll Road 16 feet easterly from the west side of Cedar Knoll Road north 3 Degrees 54 Minutes 53 Seconds east 214.90 feet thence leaving the point in Cedar Knoll Road and running south 88 Degrees 31 Minutes 53 Seconds west 195.00 feet and south 28 Degrees 19 Minutes 53 Seconds west 114.94 feet and running thence to and into the bed of Sherwood Road as relocated by the Maryland State Highways Administration south 65 Degrees 15 Minutes 17 Seconds east 258.55 feet to the place of beginning.

328

Containing 0.82 acres of land, more or less.

03/23/95



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-377-SPH

District: 8th Date of Posting: 3/31/95  
Posted for: Special Hearing  
Petitioner: Marepos, LLC  
Location of property: 2 Sherwood Rd, N/S  
Location of Signs: Facing road way, on property, being zoned  
Remarks: \_\_\_\_\_  
Posted by: M. Tealy Date of return: 4/4/95  
Signature  
Number of Signs: 1





Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

95-327-SPH

Account: R-001-6150

Date 3-24-95

Item Number 328

Taken in by [Signature]

040 ——— Sy. and H. [unclear] (Navy [unclear])

080 ——— Sy. and H. [unclear]

2000 Mary [unclear] (c John [unclear])  
1212 [unclear] Rd

RECEIVED

03/24/95 11:11 AM

BA [unclear] 24-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 150 11

DATE 4-5-75 ACCOUNT R 001-6150

AMOUNT \$ 7.00

RECEIVED  
FROM: \_\_\_\_\_

FOR: Copies MISSISSIPPI

DIADURODIAH CURC \$7.00  
BA COLD: 02ABU4/05/93

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 328

Petitioner: Mareposa, LLC c/o Jack Serio

Location: 2 Sherwood Hill, Cockeysville 21030

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W Ormord

ADDRESS: 210 Allegheny Avenue

Towson, Md 21204

PHONE NUMBER: 410-494-6201

AJ:ggs

MICROFILMED

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY  
Issue - Jeffersonian

Please forward billing to:

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

95-327-SPH

*No Advertising*

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

10/10/95

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 30, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-327-SPH (Item 328)  
2 Sherwood Road - Valley Framing  
N/S Sherwood Road, 276' NE of York Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Marepose, LLC  
HEARING: MONDAY, APRIL 24, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve a waiver from Divisions 3 and 4 of the Development Regulations.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Marepose, LLC  
Robert A. Hoffman, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 11, 1995

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Item No.: 328  
Case No.: 95-327-SPH  
Petitioner: Marepose, LLC

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: April 10, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for April 10, 1995  
Item No. 328

The Developers Engineering Section has reviewed the subject zoning item. Please see the correspondence dated February 28, 1995 from Thomas Hamer, Acting Director of Public Works to Arnold Jablon, Director of ZADM, addressing Waiver of Department of Public Works Standards.

In addition, the final landscape plan approved by this office for this development may be subject to revisions, pending conditions set by the Zoning Commissioner.

RWB:sw

WICKOFF-11/11/11

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 04/04/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: HAREPOST, LLC

LOCATION: N/5 SHERWOOD RD., 276' NE OF YORK RD. (2 SHERWOOD RD.,  
VALLEY FRAMING.)

Item No.: 378

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED

APR 6 1995

ZADM

REVIEWER: LT. ROBERT E. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

CC: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: April 4, 1995

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 315, 316, 326, 327, and 328

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Kern*

PK/JL

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM Joyce Watson  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 4/3/95  
ZAC Comments

DATE: 4/11/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

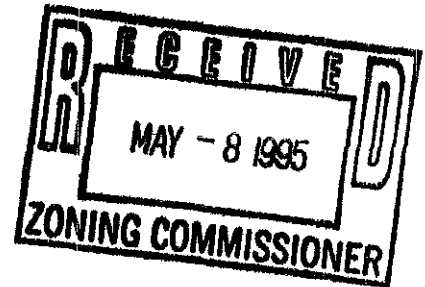
Item #'s: 321  
323  
324  
325  
326  
327  
328

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director                      DATE: May 5, 1995  
Zoning Administration & Development Management

FROM: Thomas H. Hamer, Acting Director                      *THH*  
Department of Public Works

SUBJECT: Waiver of DPW Standards  
Valley Framing  
Case No. 95-327 SPH

At the referenced hearing before the Zoning Commissioner which took place April 24, 1995, attended by David Thomas of this office, it was agreed that Spellman, Larson & Associates would submit a revised plan showing as-built conditions and an amended request for waiver of Public Works requirements. Based on the testimony offered at the hearing and my review of this amended plan, I am recommending under Section 26-172(a) of the development regulations that the plan as submitted be approved by the Hearing Officer for the subject waiver.

Questions concerning this waiver may be directed to General Engineering Division (ext. 3451, Dave Thomas or Les Schreiber) or Developers Engineering Section (ext. 3751, Bob Bowling).

THH/DLT/s

cc: Lawrence E. Schmidt, Zoning Commissioner  
      (w/ attachment: Revised waiver plan dated April 27, 1995)  
      R. Hoffman, Venable Baetjer & Howard  
      J. Larson, Spellman, Larson & Associates  
      L. Schreiber  
      R. Bowling  
      Green File (w/attachment)

*WILLIAMSON*



# BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES

TOWSON, MARYLAND 21204

*John R. P. King*  
BUILDINGS ENGINEER

PERMIT NO: B212303

PERMISSION IS HEREBY GRANTED TO:

NAME: MAREFOSA LLC C/O C. JOHN SERIO, JR.

ADDRESS: 114 E. LEXINGTON ST., STE. 501

*Baltimore, Md.*

TO USE AND OCCUPY THE LAND AND/OR BUILDINGS DESCRIBED AND LOCATED  
AS FOLLOWS ON PERMIT NO. B212303

LOCATION OF PROPERTY: 2 SHERWOOD RD

DIST: 08 LOT NO: BLOCK NO.

SUBDIVISION: 350 N SHERWOOD RD

DATE: 04/10/95

FEE PAID: 188.00

ISSUED BY THE BUILDINGS ENGINEER

*J. Reisinger*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director                      DATE: February 28, 1995  
Zoning Administration & Development Management

FROM: Thomas H. Hamer, Acting Director *THH*  
Department of Public Works

SUBJECT: Waiver of DPW Standards  
Valley Framing  
ZADM Project No. VIII-644  
DRC No. 02275B

This is in response to a waiver request from Spellman, Larson & Associates dated January 30, 1995, (copy attached) and referred from the Development Review Committee February 27, 1995.

In accordance with Sect. 26-172(a) of the Development Regulations, I am requesting the following action be taken by the Hearing Officer with respect to the subject waiver request:

Sherwood Road: Improvements have already been completed as part of the State Highway Administration's Cockeysville Underpass Elimination project. Other than as noted below, no further improvements are required of the developer.

Cedar Knoll Road: Field investigation by David Thomas of this office on February 23, 1995, found that the profile grade of Cedar Knoll Road falls slightly from Sherwood Road to a sump near the adjacent Shah property, with drainage from an existing inlet on the east side of Cedar Knoll Road passing under the road in a 18" CMP outfalling to a meandering swale running across the Shah property toward York road. Our recommendation is to provide curb and gutter across the frontage of the subject development tying to the end of existing curb and gutter in Sherwood Road on the south and terminating at the north in a curb opening at the sump (see attached SHA details MD-640.01 & 02 for arrangement; use curb size to match existing Sherwood Road). Driveway entrances should be designed to maintain the gutter line and prevent the entrance of runoff onto the site.



Valley Framing  
Waiver request  
Feb. 28, 1995

Since the entrance to Cedar Knoll Road at Sherwood Road is quite narrow and Sherwood is on a steep grade, widening of Cedar Knoll in front of this development would provide a significant improvement in ease of turning movement from Sherwood to Cedar Knoll. The full-width standard section is not warranted here, however, primarily due to the steep topography of the site. We are recommending that the new curb line be set 12 ft. from the centerline of Cedar Knoll Road, with no sidewalk, in a 40-foot rather than 50-ft. right of way width. This should allow the 30" diameter tree and the existing garage to remain and provide improvement to the intersection without creating an unreasonable hardship due to the cost of a wider road and supporting fill slopes.

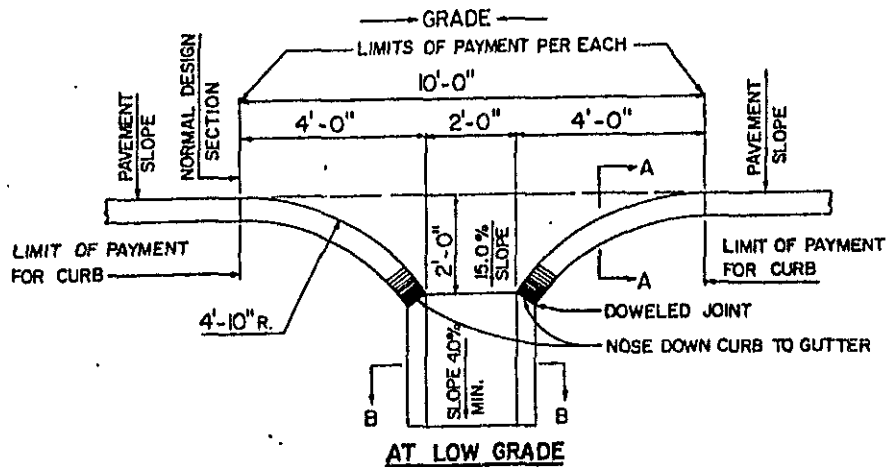
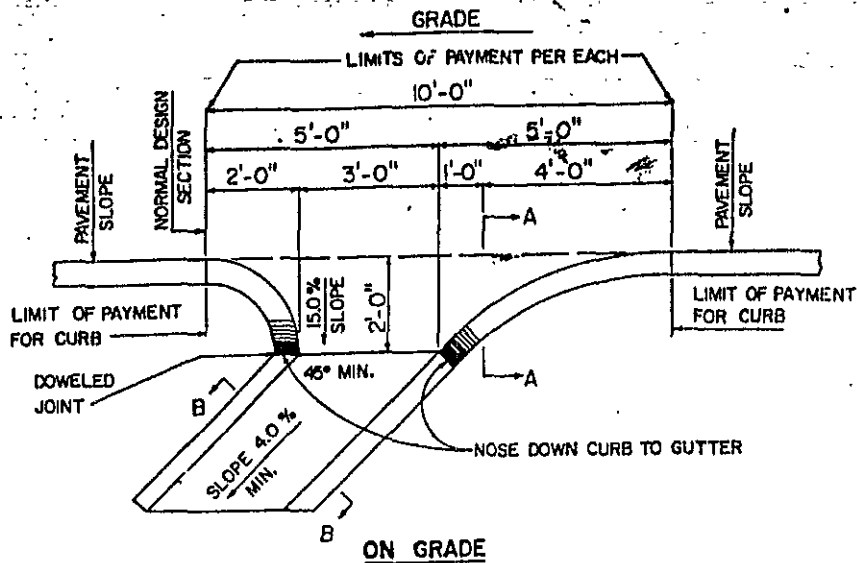
An established grade profile exists for Cedar Knoll Road ("B-5" drawing 84-0297 dated 5/1/1984). Since this profile shows a sump near the center of the subject site's frontage, the applicant's engineer should submit a revised profile for approval as part of the necessary roadway design drawings. This profile should keep the sump as near as possible to its present location, shall observe minimum depth requirements for existing utilities, and shall extend a minimum of 200 ft. beyond the limits of the site in order to ensure compatibility with grade in front of adjacent properties.

Questions concerning this waiver may be directed to General Engineering Division (ext. 3451, Dave Thomas or Les Schreiber) or Developers Engineering Section (ext. 3751, Bob Bowling).

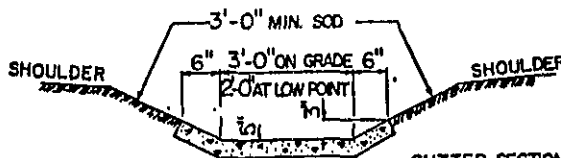
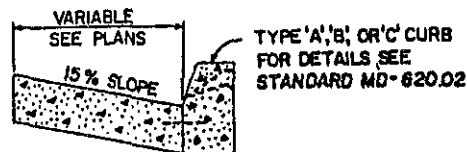
*DLT*  
THH/DLT/s

Attachments

cc: J. Maranto, Project Manager  
L. Schreiber  
R. Bowling, attn: Jim Logan  
✓ Venable, Baetjer & Howard, LLP, attn: G. Paige Wingert  
Spellman, Larson & Assoc., Inc. attn: J.L. Larson  
File




THICKNESS AS DESIGNED  
OR SAME AS MAIN LINE  
PAVEMENT.

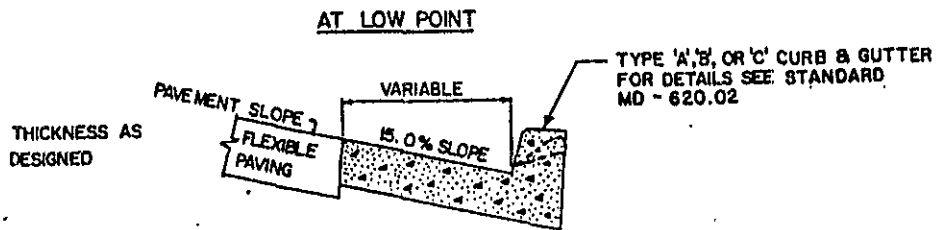
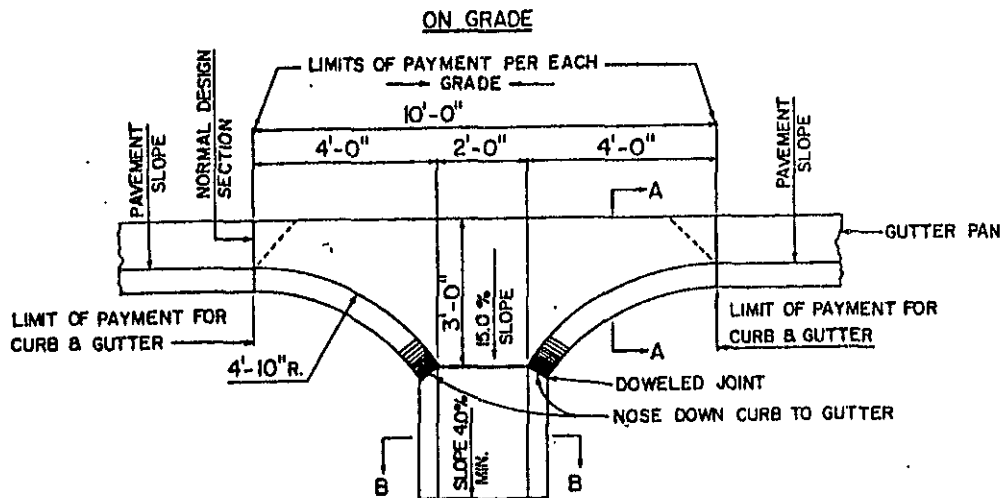
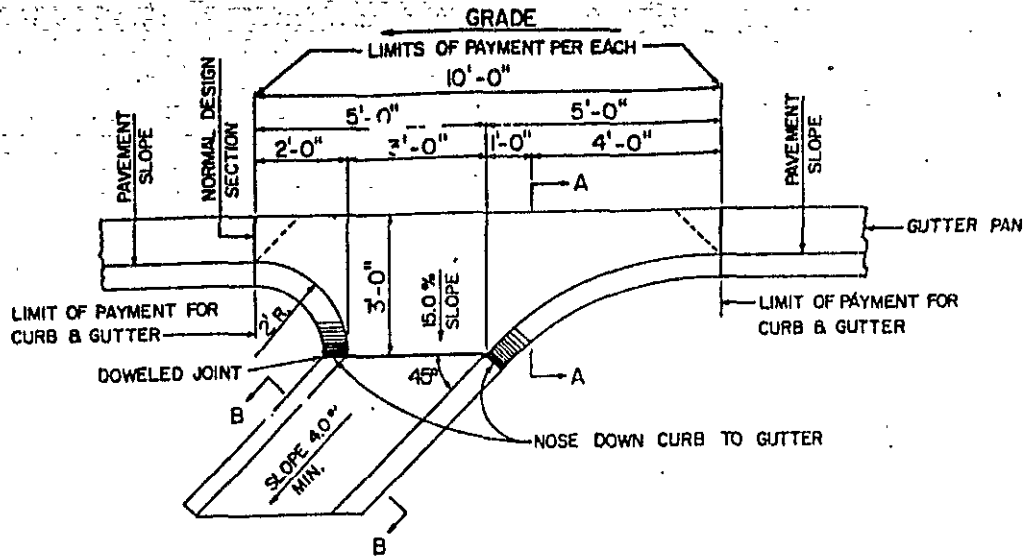


NOTE: FOR DETAIL OF JOINTS SEE LONGITUDINAL  
TIE DEVICES STANDARD MD-572.61

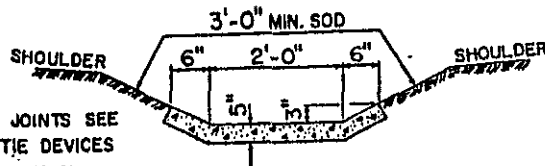
GUTTER SECTION MAY  
BE VARIED AS DIRECTED

MICROFILMED

APPROVAL		FEDERAL HIGHWAY ADMINISTRATION		<b>STATE OF MARYLAND</b> <b>DEPARTMENT OF TRANSPORTATION</b> <b>STATE HIGHWAY ADMINISTRATION</b> STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES <b>STANDARD CURB OPENING DETAIL</b> <b>CURB SECTION</b>
	DATE <i>4/4/84</i> DEPUTY CHIEF ENGINEER-DEVELOPMENT	MARYLAND DIVISION	WASHINGTON OFFICE	
ISSUED 10-17-63 6-4-84	8-1-84	6-9-64	STANDARD NO. MD-640.01	
6-4-84	8-1-84	6-9-64	STANDARD NO. MD-640.01	




SECTION A-A



NOTE: FOR DETAIL OF JOINTS SEE LONGITUDINAL TIE DEVICES STANDARD MD-572.61

SECTION B-B

APPROVAL		FEDERAL HIGHWAY ADMINISTRATION	
	DEPUTY CHIEF ENGINEER-DEVELOPMENT	MARYLAND DIVISION	WASHINGTON OFFICE
	DATE 1/1/84		
ISSUED			
3-15-62			
6-4-84		8-1-84	

**STATE OF MARYLAND**  
**DEPARTMENT OF TRANSPORTATION**  
**STATE HIGHWAY ADMINISTRATION**  
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES  
**STANDARD CURB OPENING DETAIL**  
**CURB & GUTTER SECTION**

STANDARD NO. MD-640.02

RE: PETITION FOR SPECIAL HEARING  
Valley Framing - 2 Sherwood Road, N/S  
Sherwood Road, 276' NE of York Road  
8th Election District, 3rd Councilmanic  
  
Marepose, LLC  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 95-327-SPH

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10<sup>th</sup> day of April, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

RECEIVED

APR 11 1995

ZADM

IN THE MATTER OF  
PETITION FOR SPECIAL HEARING  
2 SHERWOOD ROAD, 276' NE OF  
YORK ROAD  
EIGHTH ELECTION DISTRICT  
THIRD COUNCILMANIC DISTRICT  
MAREPOSE, LLC - LEGAL OWNER

\*  
\*  
\*  
\*  
\*  
\*

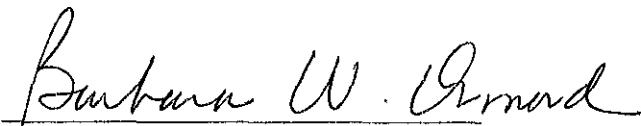
BEFORE THE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
CASE NO. 95-327-SPH

\* \* \* \* \*

RETURN OF PRIVATE PROCESS SERVER

Pursuant to Maryland Rule 2-126(a), I, the undersigned, hereby certify that service of process was executed on David L. Thomas on the 17<sup>th</sup> day of April 1995, by delivering and leaving a copy of the Summons.

I further certify that I am over eighteen years of age and am not a party to this action. I do solemnly declare and affirm under the penalties of perjury that the matters and facts set forth herein are true to the best of my knowledge, information and belief.

  
Barbara White Ormord

\*  
\*  
\*  
\*  
\*

\* \* \* \* \*

ZC office  
4/20/95 1682-95  
J  
to B-plane  
read with  
to ZC  
minutes

# Knollbrook Community Assembly, Inc.

President Kathleen J. Masterton, Esq.  
Vice President John Clough  
Secretary/Treasurer Neal Brown, Esq.

c/o 11 Oak Knoll Road  
Cockeysville, MD 21030

RECEIVED

APR 20 1995

ZADM

April 18, 1995

Zoning Commissioner of Baltimore County  
Office of Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Case No. 95-327-SPH (Item 328)  
2 Sherwood Road - Valley Framing

To the Honorable Commissioner:

I am writing on behalf of the Knollbrook Community Assembly, Inc. (hereafter, "Knollbrook"), a community association representing the interests of approximately forty homeowners, to express Knollbrook's full support for the request of the owners of the above-referenced property for a waiver from divisions 3 and 4 of the county development regulations. Please be advised that I intend to appear and represent Knollbrook's interests at the public hearing in this matter scheduled for Monday, April 24, 1995.

I understand that, absent a waiver of county regulations, Valley Framing would be required to widen Cedar Knoll Road, and possibly Sherwood Road by at least eight-ten feet. This requirement is not compatible with the Knollbrook setting. The Knollbrook area is somewhat unique, consisting of only two roads: Cedar Knoll Road leads off of Sherwood Road and is the only means of ingress to the community, while Oak Knoll Road, bordered by a scenic stream and several acres of woods owned by the association, is the only road leading off Cedar Knoll, and, like Cedar Knoll, is a dead-end. The forty or so homes in the community were mostly constructed in the 1940's, although some--including Valley Framing's structure-- were built considerably earlier. The neighborhood has a peaceful, almost pastoral, aura.

It is our view that no road widening is necessary, and that widening Cedar Knoll Road would severely harm our neighborhood. We believe that a wider road would 1) beckon traffic down a road with no outlet, creating congestion and other problems where none now exist; 2) result in environmental destruction, i.e., the removal of at least three trees which presently grace the entry to our neighborhood; and 3) irrevocably, and needlessly, alter the present rustic, charming character of the neighborhood to one of commercial crassness.

Cedar Knoll Road has been damaged during the renovation of Valley Framing and repairs are necessary, and legitimate concerns do exist regarding the ability of Cedar Knoll Road to accommodate increased traffic to Valley Framing<sup>1</sup> as well as normal two-way traffic and occasional parking. We believe that these concerns can best be addressed by prohibiting parking on either side of Cedar Knoll Road for the first three hundred feet, ensuring that the area for traffic will not be reduced by parked cars. Cars which park along this section of the road are not those of residents, but rather belong to persons attending functions at the nearby Lutheran church. I understand that Valley Framing, which is not open on Sundays, is willing to offer its ample parking lot for church use on Sunday mornings, which would alleviate any inconvenience a parking prohibition could place upon church members.

In short, we believe parking restrictions on Cedar Knoll Road, rather than widening the road, is the best way to achieve the sound policy goals of the county development regulations, and strongly urge you to waive any road-widening requirement at this location.

Very truly yours,



Kathleen J. Masterton  
President

---

<sup>1</sup> We note that Valley Framing, though a commercial venture, is not the type of business which typically attracts heavy vehicular traffic. It is basically an art gallery and will not attract the volume of traffic expected of a normal retail or food-oriented commercial establishment.



210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147

OFFICES IN

MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

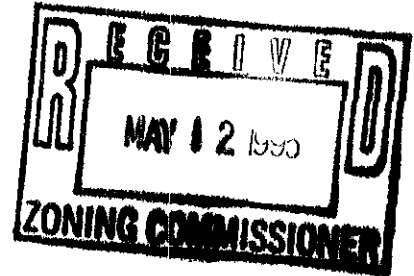
Robert A. Hoffman  
(410) 494-6262

**VENABLE**  
ATTORNEYS AT LAW

May 5, 1995

Lawrence E. Schmidt,  
Zoning Commissioner  
First Floor, Old Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Re: Marepose, LLC - Legal Owner  
Zoning Case No. 95-327-SPH



Dear Mr. Schmidt:

Following the hearing in the above-captioned matter, Joe Larson, the site engineer and I met with David Thomas of the Department of Public Works to discuss this waiver. David has informed me, and by counter-signing this letter has agreed on behalf of the Department of Public Works to modify their recommended waiver contained in the correspondence dated February 28, 1995, a copy of which is attached. In accordance with the attached plan dated April 27, 1995, Public Works is now recommending no improvements to either Cedar Knoll Road or Sherwood Road other than a widening of the radius at the intersection.

Therefore, it is respectfully requested that you consider issuing an order granting the waiver consistent with this correspondence.

Yours truly,

Robert A. Hoffman

David L. Thomas, Department of  
Public Works

5/12/95  
Date

RAH/tls  
Enclosure

cc: Kathleen J. Masterton, President (w/ enclosure)  
C. John Serio, President

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration & Development Management  
DATE: February 28, 1995

FROM: Thomas H. Hamer, Acting Director  
Department of Public Works *THH*

SUBJECT: Waiver of DPW Standards

Valley Framing  
ZADM Project No. VIII-644  
DRC No. 02275B

This is in response to a waiver request from Spellman, Larson & Associates dated January 30, 1995, (copy attached) and referred from the Development Review Committee February 27, 1995.

In accordance with Sect. 26-172(a) of the Development Regulations, I am requesting the following action be taken by the Hearing Officer with respect to the subject waiver request:

Sherwood Road: Improvements have already been completed as part of the State Highway Administration's Cockeysville Underpass Elimination project. Other than as noted below, no further improvements are required of the developer.

Cedar Knoll Road: Field investigation by David Thomas of this office on February 23, 1995, found that the profile grade of Cedar Knoll Road falls slightly from Sherwood Road to a sump near the adjacent Shah property, with drainage from an existing inlet on the east side of Cedar Knoll Road passing under the road in a 18" CMP outfalling to a meandering swale running across the Shah property toward York road. Our recommendation is to provide curb and gutter across the frontage of the subject development tying to the end of existing curb and gutter in Sherwood Road on the south and terminating at the north in a curb opening at the sump (see attached SHA details MD-640.01 & 02 for arrangement; use curb size to match existing Sherwood Road). Driveway entrances should be designed to maintain the gutter line and prevent the entrance of runoff onto the site.

Post-It™ brand fax transmittal memo 7871		# of pages • 2
To Page Wingert	From Dave Thomas	
Co.	Co.	
Dept.	Phone # 887-3451	
Fax # 821-0147	Fax # 887-3406	

Valley Framing  
Waiver request  
Feb. 28, 1995

Since the entrance to Cedar Knoll Road at Sherwood Road is quite narrow and Sherwood is on a steep grade, widening of Cedar Knoll in front of this development would provide a significant improvement in ease of turning movement from Sherwood to Cedar Knoll. The full-width standard section is not warranted here, however, primarily due to the steep topography of the site. We are recommending that the new curb line be set 12 ft. from the centerline of Cedar Knoll Road, with no sidewalk, in a 40-foot rather than 50-ft. right of way width. This should allow the 30" diameter tree and the existing garage to remain and provide improvement to the intersection without creating an unreasonable hardship due to the cost of a wider road and supporting fill slopes.

An established grade profile exists for Cedar Knoll Road ("B-5" drawing 84-0297 dated 5/1/1984). Since this profile shows a sump near the center of the subject site's frontage, the applicant's engineer should submit a revised profile for approval as part of the necessary roadway design drawings. This profile should keep the sump as near as possible to its present location, shall observe minimum depth requirements for existing utilities, and shall extend a minimum of 200 ft. beyond the limits of the site in order to ensure compatibility with grade in front of adjacent properties.

Questions concerning this waiver may be directed to General Engineering Division (ext. 3451, Dave Thomas or Les Schreiber) or Developers Engineering Section (ext. 3751, Bob Bowling).

*DLT*  
THH/DLT/s

Attachments

cc: J. Maranto, Project Manager  
L. Schreiber  
R. Bowling, attn: Jim Logan  
Venable, Baetjer & Howard, LLP, attn: G. Paige Wingert  
Spellman, Larson & Assoc., Inc. attn: J.L. Larson  
File

PETITIONER(S) SIGN-IN SHEET

**ADDRESS**

210 Allegheny Ave 21204  
13013 Jerome Tay PE 21030  
" " "  
11 Oak Knoll Rd Cockeysville MD  
21030

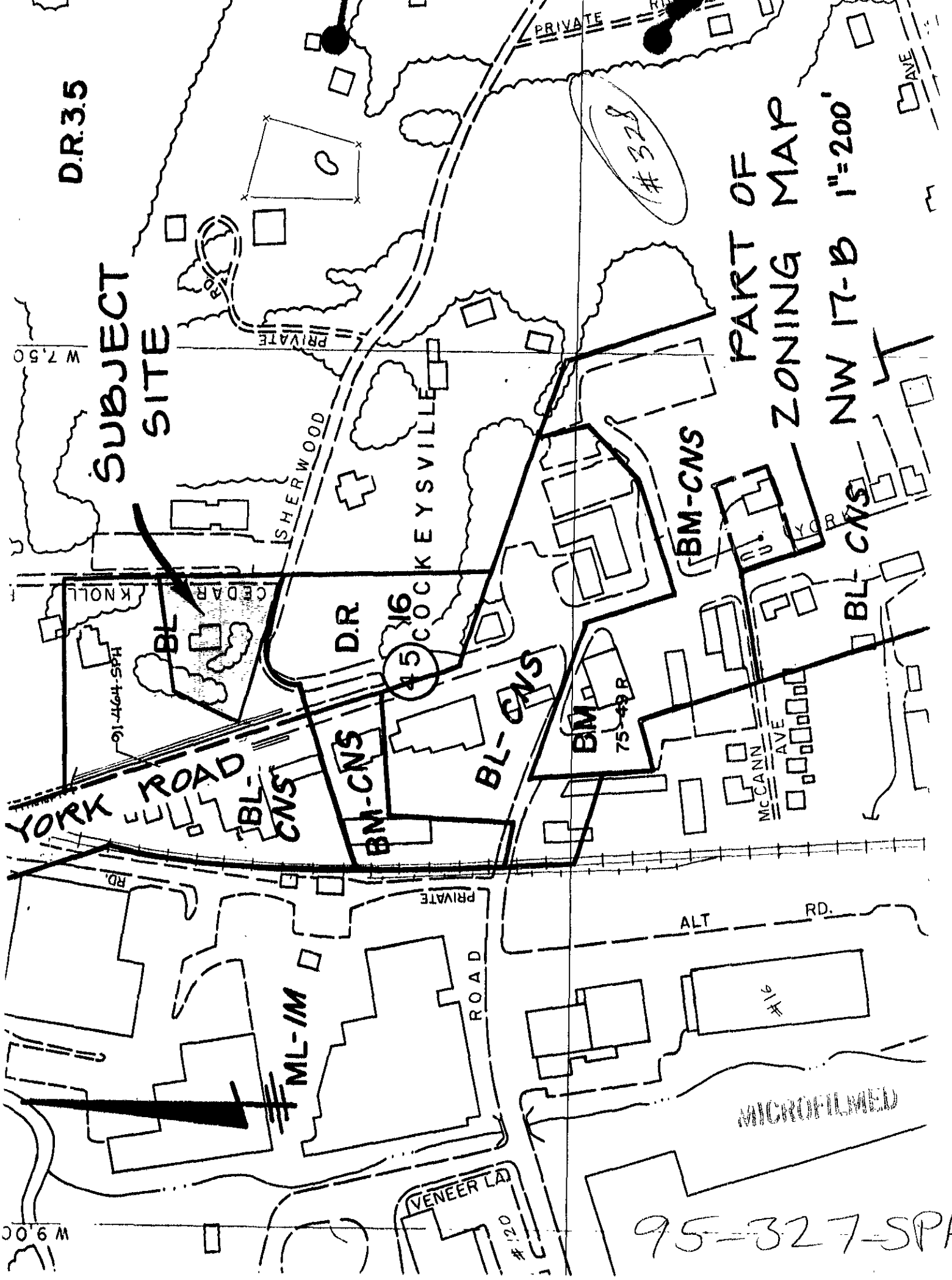
DR.3.5

SUBJECT  
SITE

PART OF  
ZONING MAP

NW 17-B 1"=200'

# 328



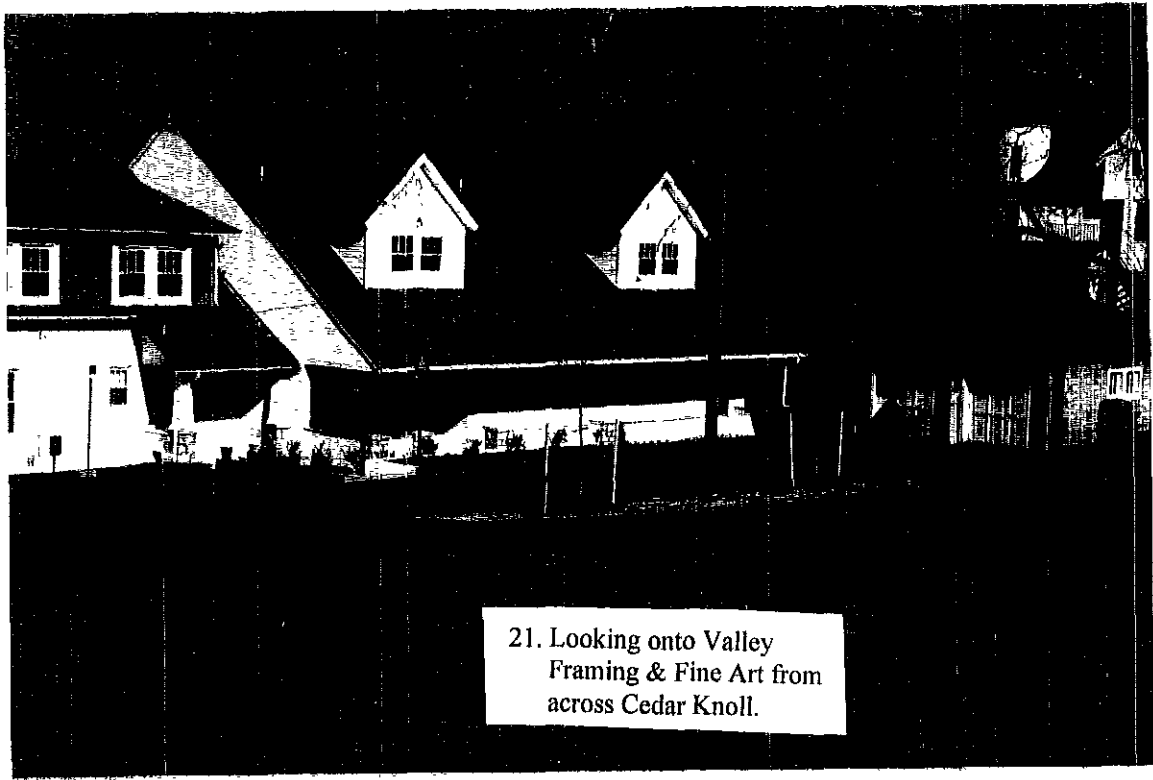
95-327-SPH



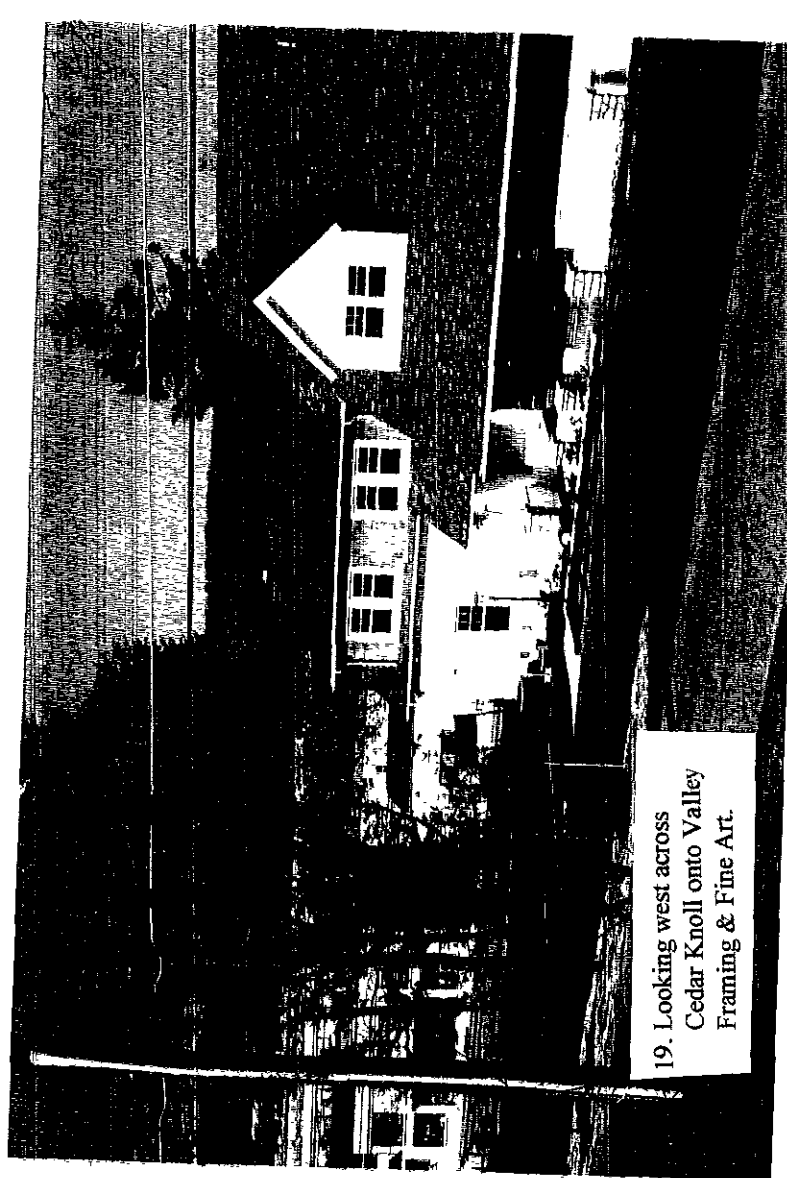
16. Looking south toward intersection of Cedar Knoll and Sherwood.



7. Looking east onto driveway exit leading to Cedar Knoll from Valley Framing & Fine Art

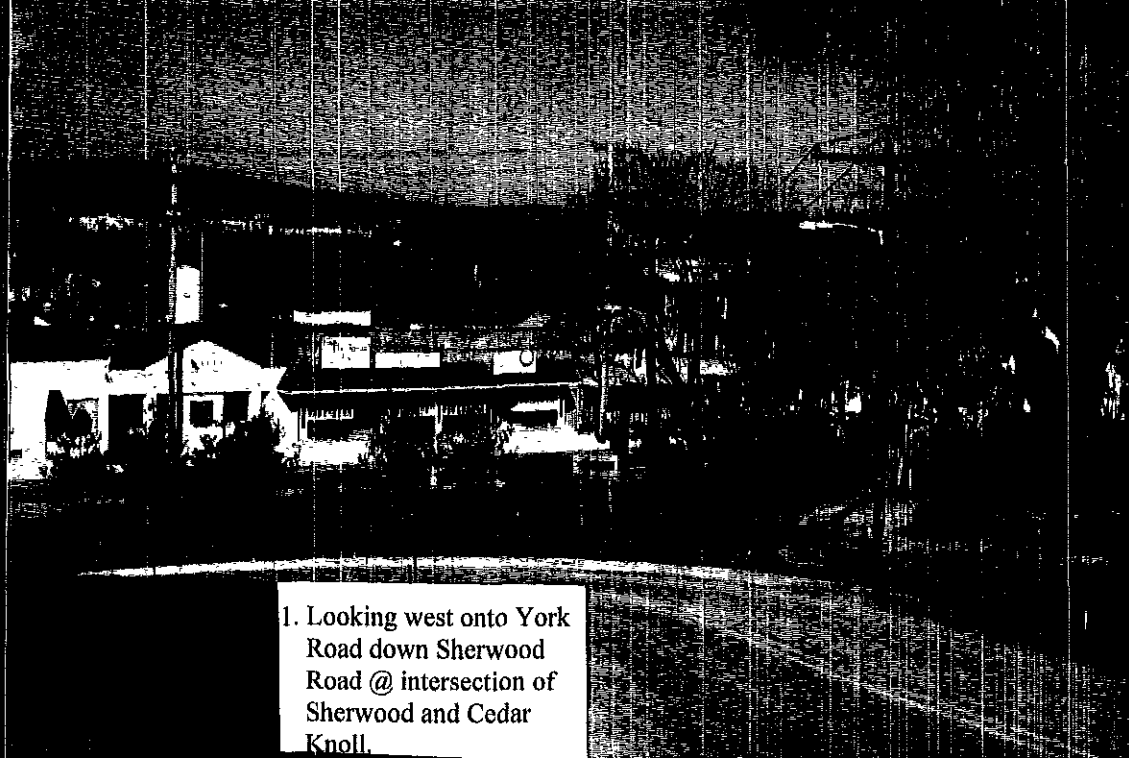


21. Looking onto Valley  
Framing & Fine Art from  
across Cedar Knoll.



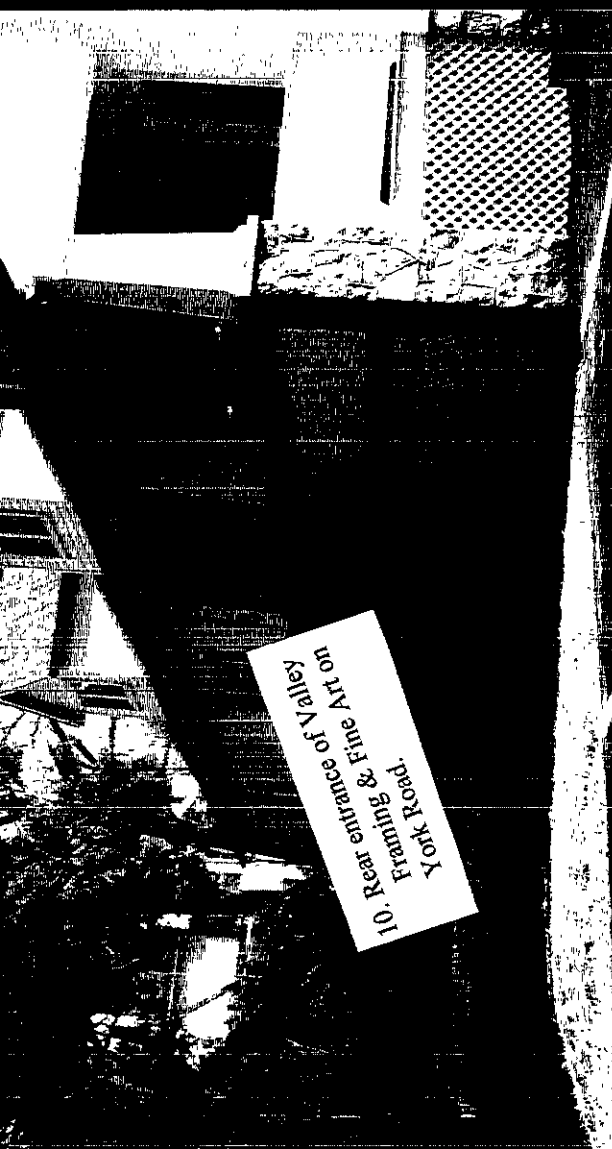
19. Looking west across  
Cedar Knoll onto Valley  
Framing & Fine Art.



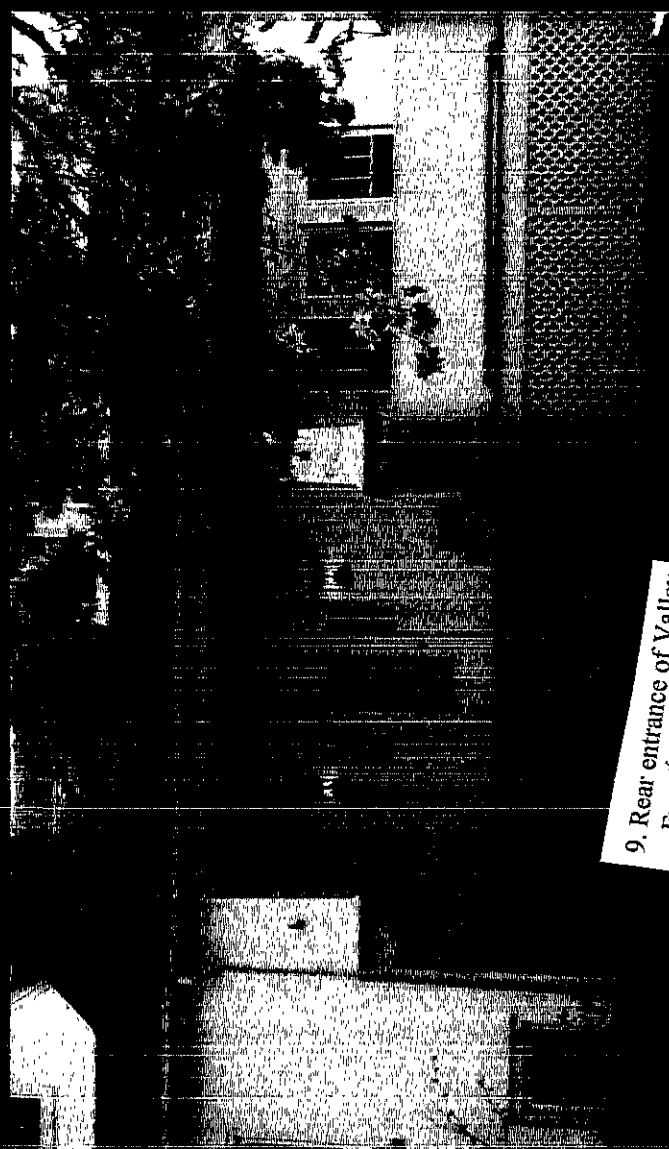


1. Looking west onto York Road down Sherwood Road @ intersection of Sherwood and Cedar Knoll.

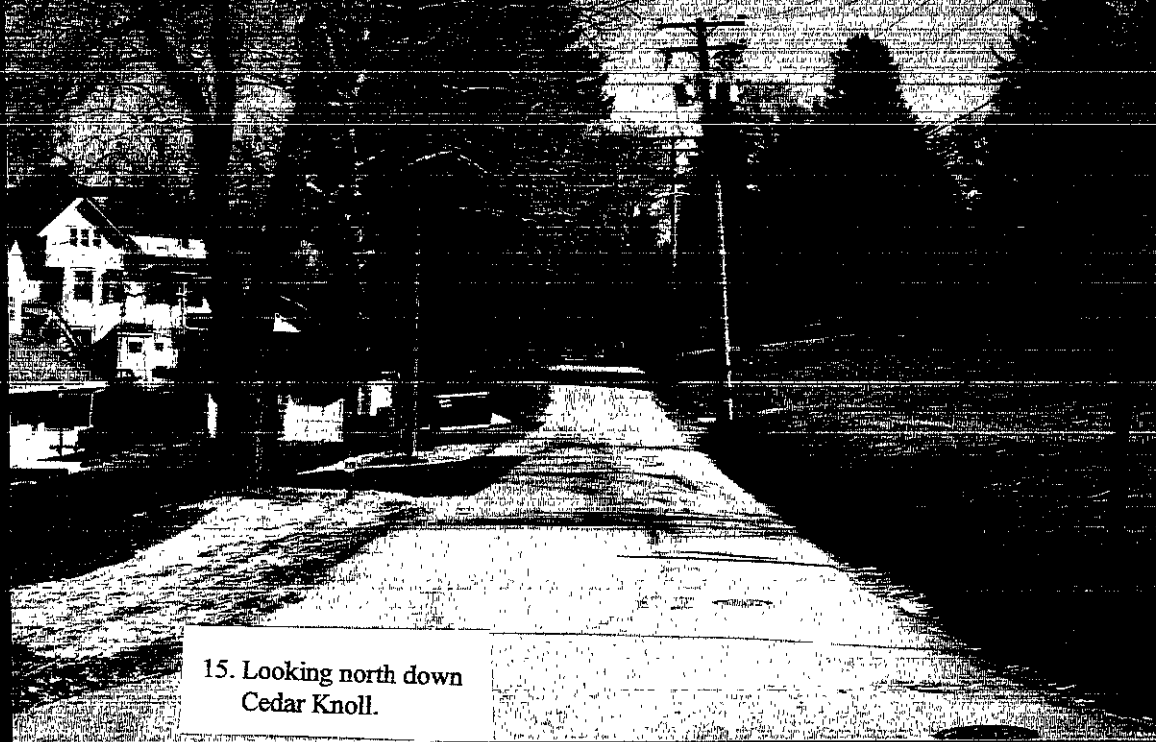




10. Rear entrance of Valley  
Framing & Fine Art on  
York Road.



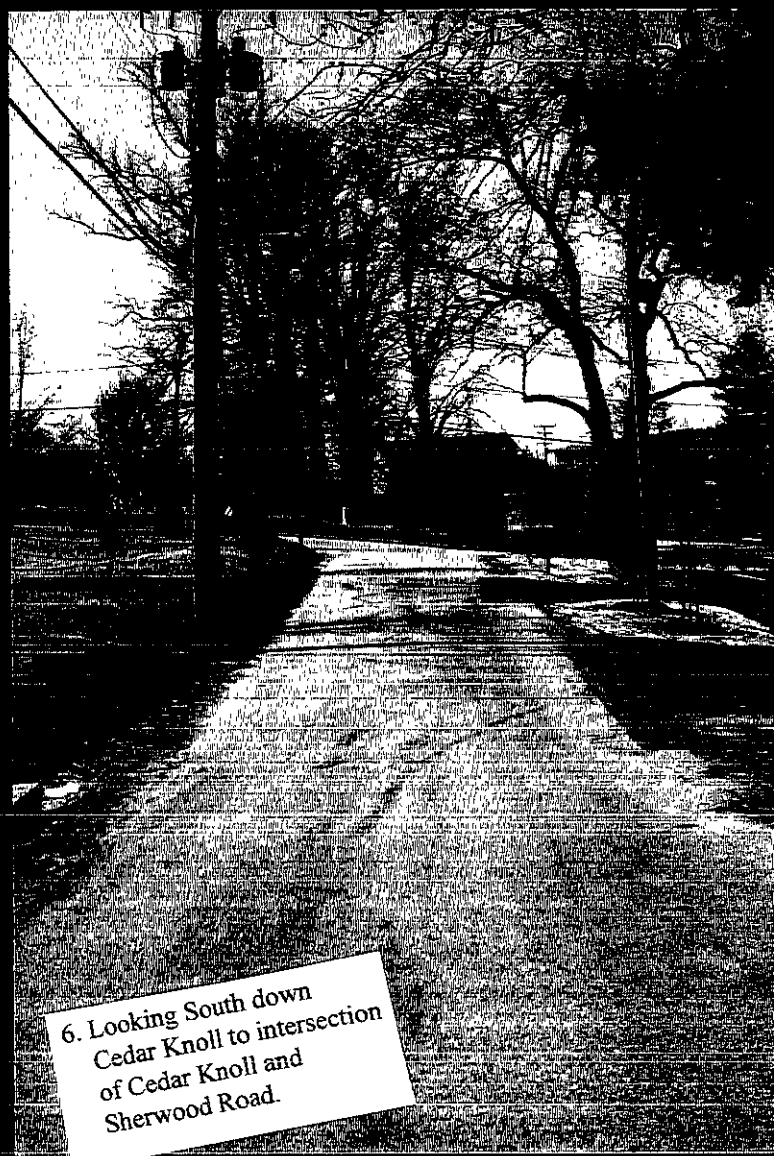
9. Rear entrance of Valley  
Framing & Fine Art on  
York Road.



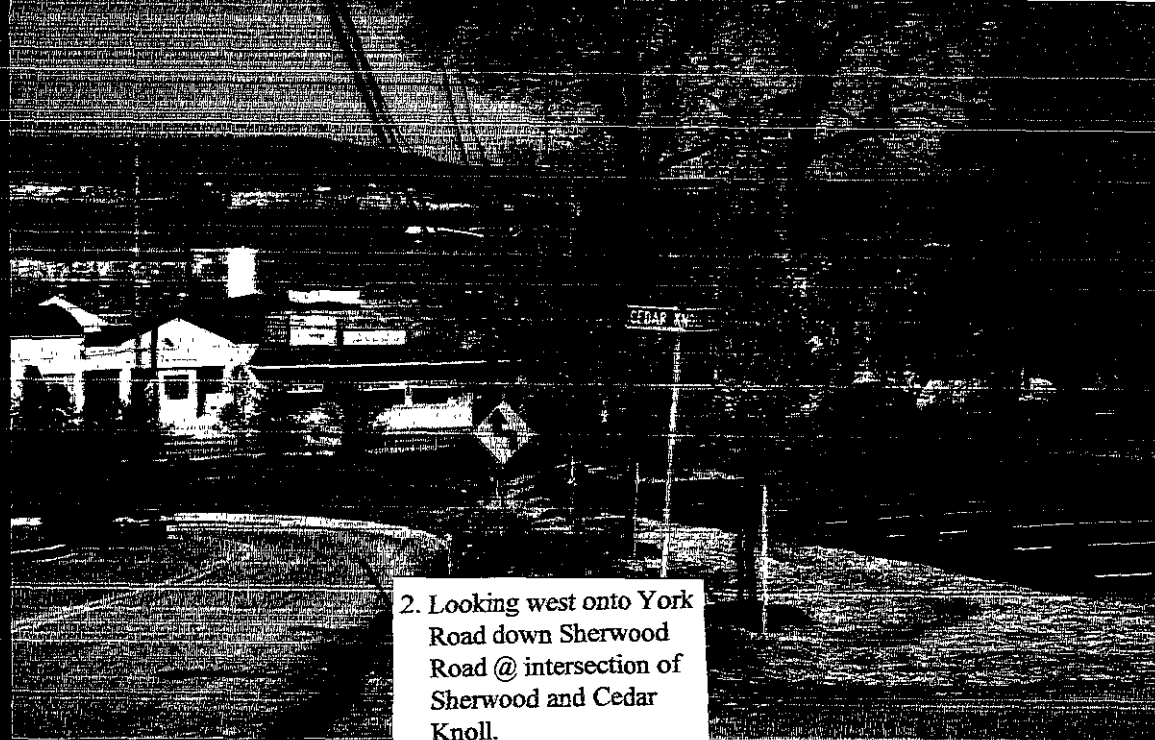
15. Looking north down  
Cedar Knoll.



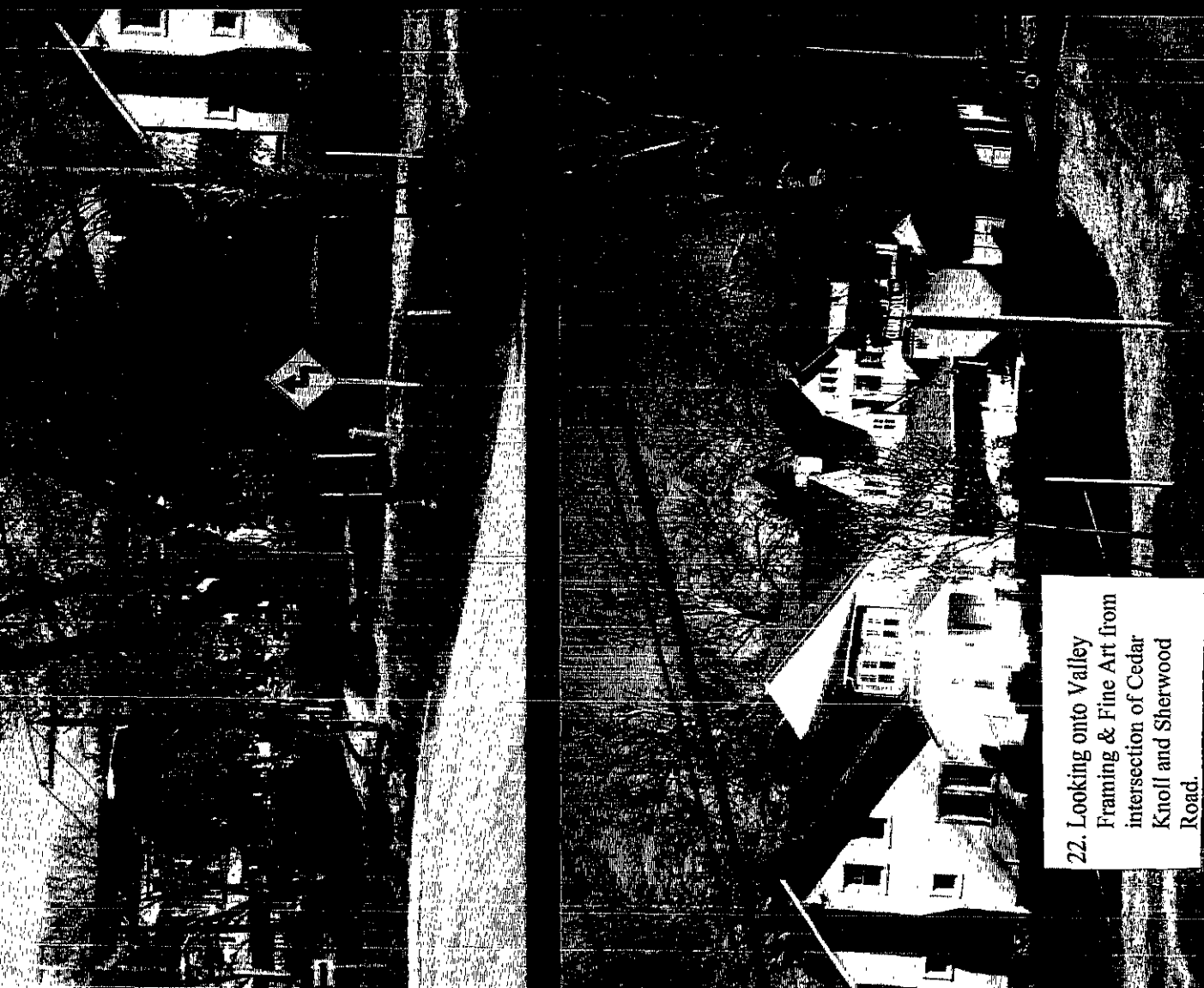
14. Looking north down  
Cedar Knoll.



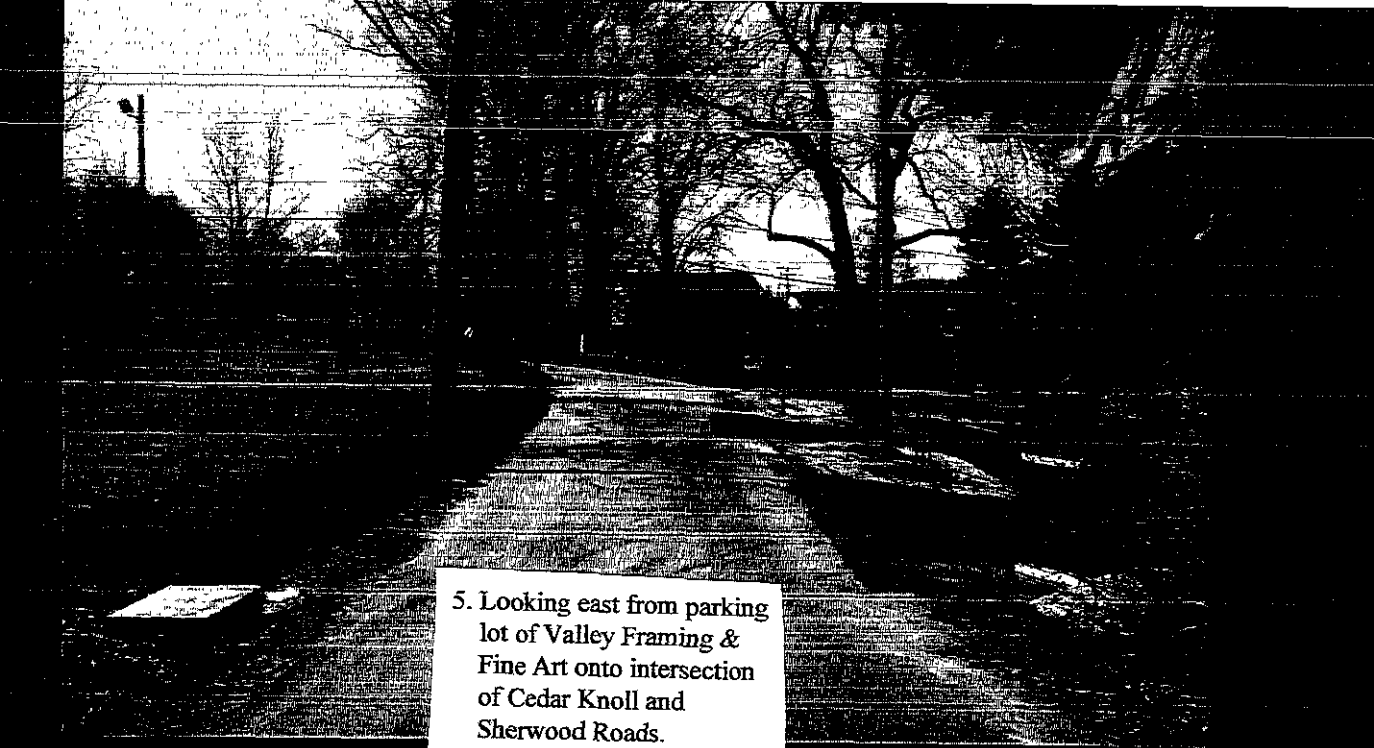
6. Looking South down  
Cedar Knoll to intersection  
of Cedar Knoll and  
Sherwood Road.



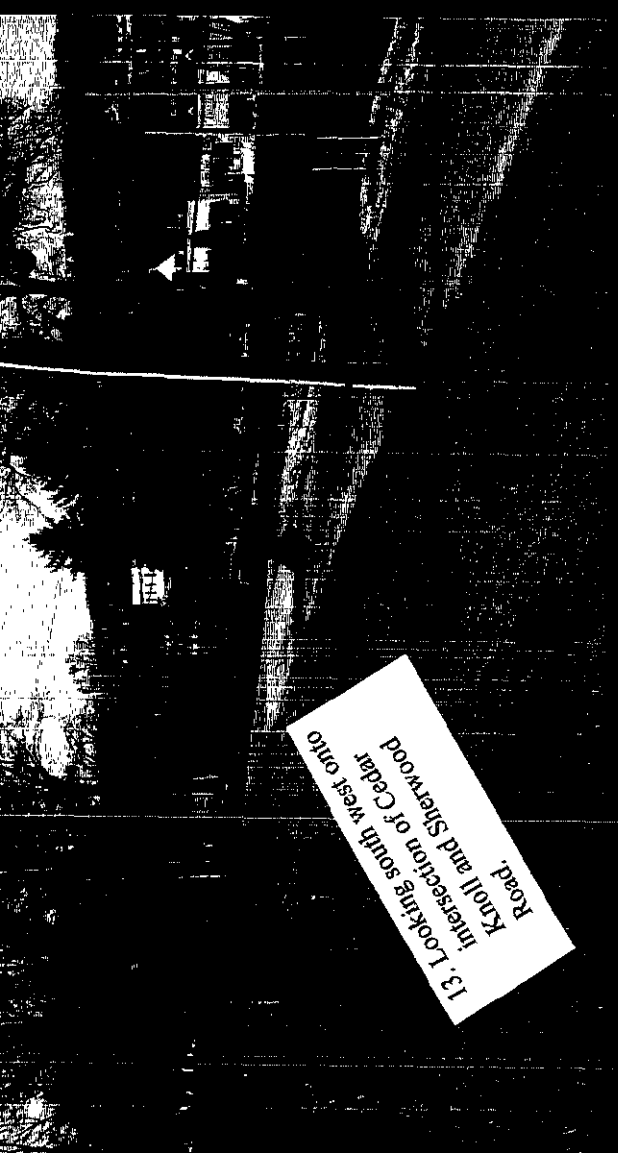
2. Looking west onto York  
Road down Sherwood  
Road @ intersection of  
Sherwood and Cedar  
Knoll.



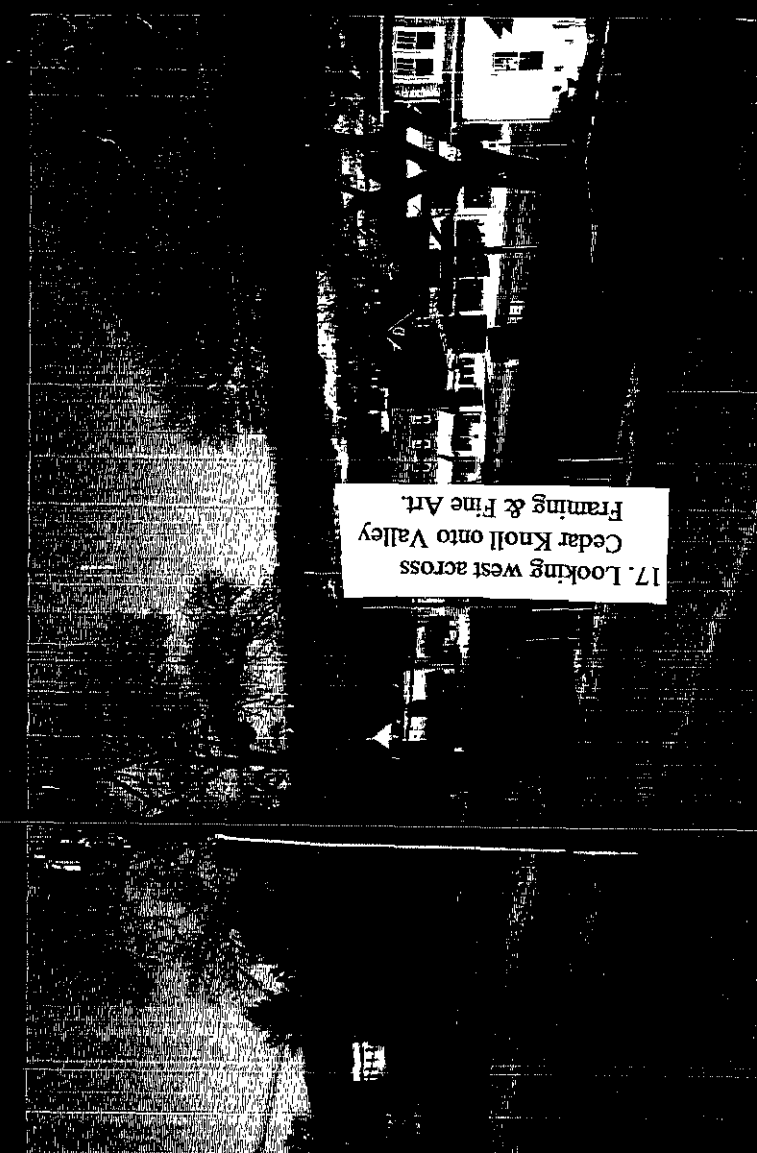
22. Looking onto Valley  
Framing & Fine Art from  
intersection of Cedar  
Knoll and Sherwood  
Road.



5. Looking east from parking lot of Valley Framing & Fine Art onto intersection of Cedar Knoll and Sherwood Roads.



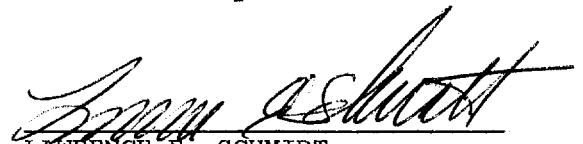
13. Looking south west onto intersection of Cedar Knoll and Sherwood Road.



17. Looking west across Cedar Knoll onto Valley Framing & Fine Art.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of June, 1995 that the Petition for Special Hearing seeking approval of a waiver from Divisions 3 and 4 of the Development Regulations, pursuant to Section 26-172(a) of the Baltimore County Code, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

6/12/95

By





8. Front entrance of Valley  
Framing & Fine Art on  
Cedar Knoll.



20. Looking onto Valley  
Framing & Fine Art from  
across Cedar Knoll.



3. Looking onto parking lot  
of Valley Framing & Fine  
Art from Sherwood Road.



## PARKING REQUIREMENTS

EXISTING BUILDING AREA = 3220 SQ. FT.  
PROPOSED BUILDING AREA = 1750 SQ. FT.  
TOTAL BUILDING AREA = 4970 SQ. FT.

### BUILDING AREA & PARKING BREAKDOWN

BASEMENT: OFFICE AREA = 420 SQ. FT. = 33' x 42' = 1.38 SPACES  
(BELOW GRADE) UTILITY ROOM = 880 SQ. FT. = NON REQUIRED = 0 SPACES  
1ST FLOOR = OFFICE AREA = 420 SQ. FT. = 33' x 42' = 1.38 SPACES  
RETAIL AREA = 3470 SQ. FT. = 5' x 347' = 17.35 SPACES  
2ND FLOOR = RESIDENCE = 2.00 SPACES

PARKING REQUIRED - TOTAL = 22.16 SPACES  
PARKING PROVIDED = 23 SPACES

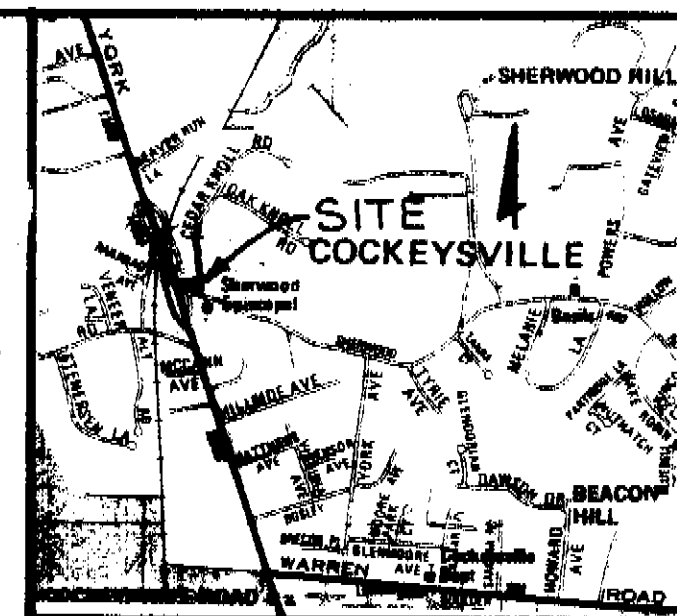
(NOTE: ALL OFFICE USE WILL BE GENERAL BUSINESS OFFICE)

## BENCH MARK

HUB NO. 10458. GALV. SPIKE IN MACADAM ON NORTH SIDE OF  
SHERWOOD ROAD, 700' SOUTHEAST OF YORK RD. ELEV. 361.75  
N 67.417.41 W 7.554.47

### PUBLIC WORKS WAIVER NOTE

REFER TO OFFICE OF ZONING ADMINISTRATION  
AND DEVELOPMENT MANAGEMENT LETTER  
DATED MARCH 17, 1995 REGARDING DRC  
NO. 02275 B FOR APPROVAL OF PARTIAL  
WAIVER OF PUBLIC WORKS STANDARDS.



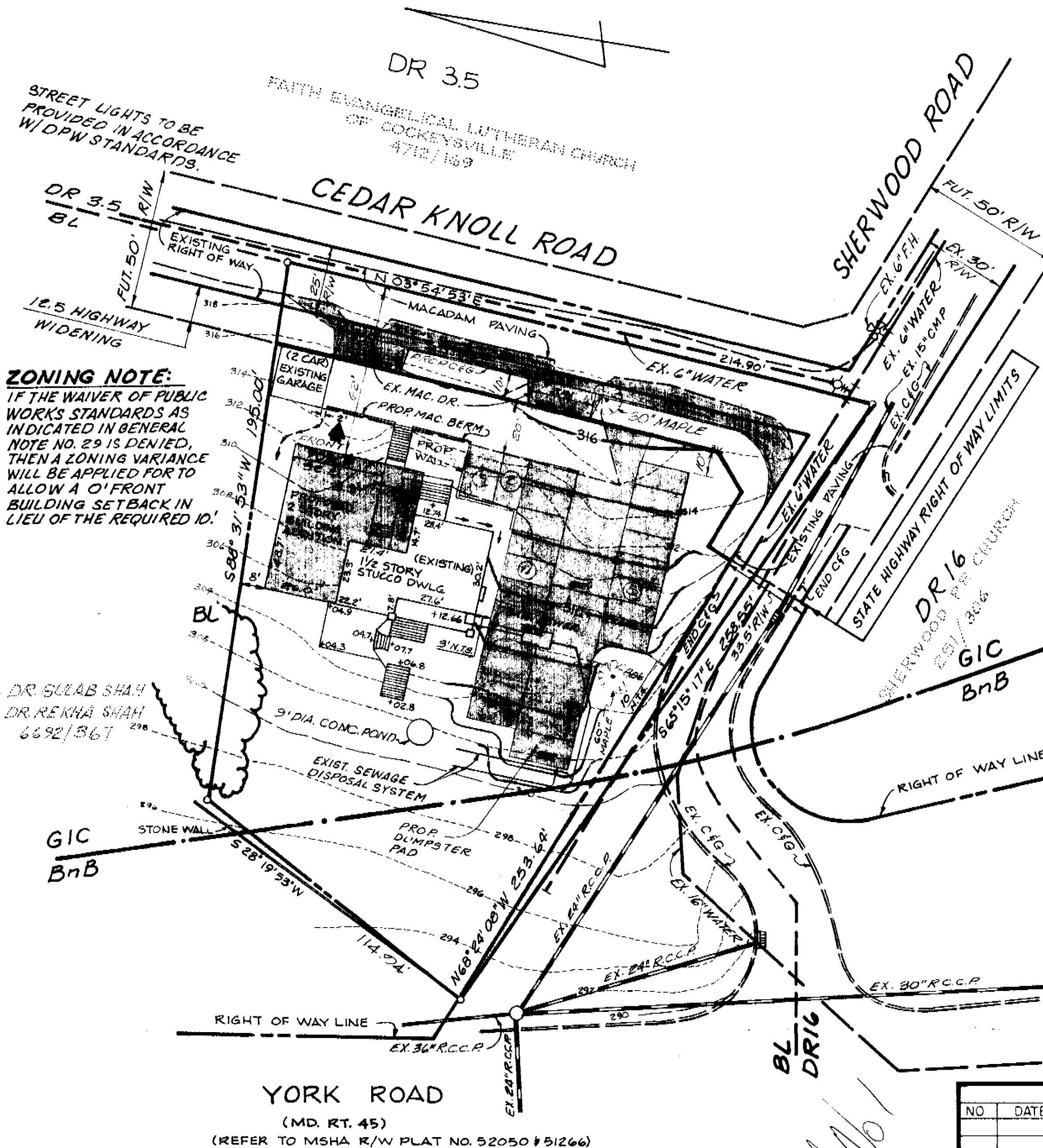
VICINITY MAP  
SCALE: 1" = 2000'

## GENERAL NOTES

1. SITE ACREAGE: 0.82 AC ±
2. SITE ZONING: BL
3. DEED REFERENCE: 10585/228
4. PROPERTY TAX NO: 08-15-017015
5. WATERSHED: 11
6. SUBSEWERSHED: 34
7. COUNCILMANIC DISTRICT: 3rd
8. CENSUS TRACT: 4089
9. TAX MAP NO: 42 PARCEL: 17B
10. EXISTING USE: AUTO DETAIL SHOP, OFFICE, RESIDENCE  
PROPOSED USE: ART GALLERY, OFFICE, RESIDENCE
11. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY.
12. THERE ARE NO HAZARDOUS MATERIAL SITES ON THE SUBJECT PROPERTY.
13. THERE ARE NO HISTORICAL BUILDINGS OR LANDMARKS ON THE SUBJECT PROPERTY.
14. THERE ARE NO ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
15. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
16. PROPOSED DRIVEWAY & PARKING AREA SHALL BE OF DURABLE, DUSTLESS SURFACE.
17. PROPOSED ADT = 202
18. A WAIVER OF THE STORM WATER MANAGEMENT REQUIREMENTS HAS BEEN APPLIED FOR.
19. THE EXISTING BUILDING & PARKING AREA AS SHOWN HEREON WERE CONSTRUCTED IN 1923.
20. A "LIMITED EXEMPTION" WAS GRANTED FOR THIS PROJECT ON NOV. 14, 1994, IDENTIFIED AS DRC NO. 11074 N.
21. ALL SIGNAGE WILL COMPLY WITH THE BZCR & ALL ZONING POLICIES.
22. F.A.R. =  $\frac{\text{FLOOR AREA}}{\text{SITE AREA}} = \frac{4970}{35719} = .139$
23. ANY FIXTURE USED TO ILLUMINATE AN OFFSTREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES & PUBLIC STREETS.
24. DISTURBED AREA = 7,110 sq

### ZONING NOTE:

IF THE WAIVER OF PUBLIC WORKS STANDARDS AS INDICATED IN GENERAL NOTE NO. 29 IS DENIED, THEN A ZONING VARIANCE WILL BE APPLIED FOR TO ALLOW A 0' FRONT BUILDING SETBACK IN LIEU OF THE REQUIRED 10'.



## SOILS LIMITATION CHART

SYMBOL	SERIES	W/BASEMENT	W/O BASEMENT	STREETS & PARKING
GIC	GLENELG	SLIGHT	SLIGHT	SEVERE SLOPE
BnB	BALTIMORE	SLIGHT	SLIGHT	MODERATE SLOPE

### STORM WATER MANAGEMENT NOTE:

IF THE WAIVER OF STORM WATER MANAGEMENT REQUIREMENTS IS DENIED AS PROPOSED IN GENERAL NOTE NO. 18, THEN IT IS UNDERSTOOD THAT FULL COMPLIANCE WITH THE STORM WATER MANAGEMENT REQUIREMENTS WILL BE COMPLIED WITH PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT.



95-327-SPH

### GENERAL NOTES (CONTINUED)

25. THERE ARE NO WELLS ON THE SUBJECT SITE.
26. RETAIL FOOD SERVICE IS PROHIBITED FOR THIS SITE UNTIL PUBLIC SEWER IS MADE AVAILABLE.
27. REFER TO THE APPROVED LANDSCAPE PLAN FOR THE SUBJECT SITE FOR ALL LANDSCAPE DESIGN & SPECS.
28. REFER TO LETTER DATED 1-12-95 FROM DPW REGARDING HIGHWAY WIDENING.
29. A WAIVER OF PUBLIC WORKS STANDARDS HAS BEEN APPLIED FOR TO ELIMINATE THE HIGHWAY WIDENING AS SHOWN HEREON FOR CEDAR KNOLL ROAD & SHERWOOD ROAD AND ALSO FOR HIGHWAY IMPROVEMENTS AS SHOWN FOR CEDAR KNOLL ROAD.

## SPELLMAN, LARSON & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS  
SUITE 109, JEFFERSON BLDG, TOWSON, MD., 21204  
PHONE 823-3535

### OWNER

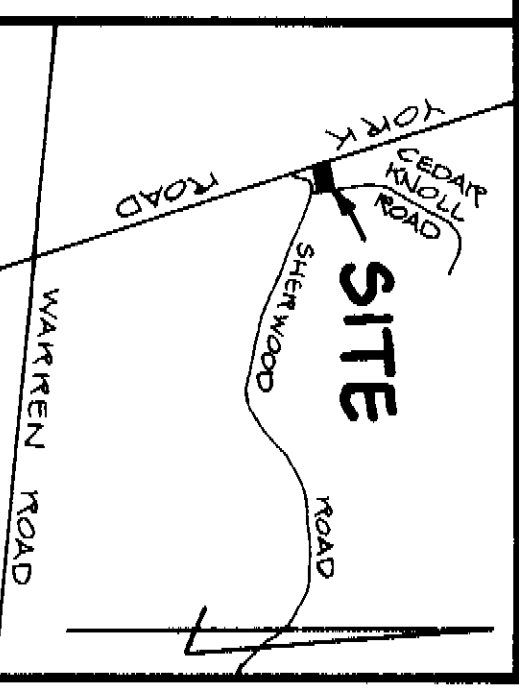
MAREPOSA LLC MICROFILMED  
% C. JOHN SERIO, JR.  
13013 JEROME JAY DRIVE  
COCKEYSVILLE, MD. 21030

PLAT TO ACCOMPANY APPLICATION FOR  
ZONING PETITION  
VALLEY FRAMING  
2 SHERWOOD ROAD

ZADM # VIII-644

8TH ELECTION DISTRICT BALTIMORE COUNTY, MD.  
SCALE: 1" = 30' DES. BY: JLL  
DATE: MARCH 23, 1995 DRN. BY: JMC SHT. 1 OF 1

CEDAR KNOLL ROAD



The profile view shows the elevation of Cedar Knoll Road from station 0+00 to 3+50. The elevations are as follows:

Station	Elevation
3+50	323.97
3+00	322.80
2+50	320.30
2+00	318.41
1+50	318.70
1+00	318.98
0+50	319.36
0+00	319.67

The cross-section diagram shows the road profile from station 0+00 to 3+50. The road is labeled "CEDAR KNOLL ROAD @ STA 0+00" and "SHERWOOD ROAD". The profile is shown as a dashed line. A vertical line indicates the "VALLEY FRAMING PROPERTY" line. The elevation of the road at station 1+75 is 318.30. The profile is labeled "EX. 18" 2-1".

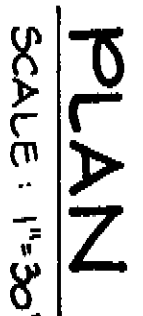
SCALE: 1"=50' HORIZ.  
1"=5' VERT.

2022

04017



CEDAR KNOLL ROAD



CEDAR KNOLL ROAD



9. XP

VICINITY MAP  
SCALE: 1"=2000'

SCALE: 1"=2000'

AMENDED AS BUILT SITE PLAN  
 (PER FIELD INSPECTION APRIL 24, 2025)  
 APRIL 27, 1975

OWNER  
**MAREPOSA LLC**  
c/o C. JOHN SERIO, JR.  
13013 JEROME JAY DRIVE  
COCKEYSVILLE, MD 21030

**SPELLMAN, LARSON  
&  
ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
SUITE 406, JEFFERSON BLDG., TOWSON, MD., 21204  
PHONE: 823-3535

VALLEY FRAMING  
AND  
FINE ART  
SHERWOOD ROAD  
HIGHWAY LAYOUT PLAN

SCALE: 1"=30'  
DATE: 4-19-95

64017



IN RE: PETITION FOR SPECIAL HEARING  
N/S Sherwood Road, 276' NE of  
York Road  
(2 Sherwood Road)  
8th Election District  
3rd Councilmanic District  
Marepose, LLC  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-327-SPH

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 2 Sherwood Road, located off of York Road near Warren Road in Cockeysville. The Petition was filed by the owners of the property, Marepose, LLC, by C. John Serio, President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek approval of a waiver from Divisions 3 and 4 of the Development Regulations, pursuant to Section 26-172(a) of the Baltimore County Code. The subject property and relief sought are more particularly described on the site plan submitted and accepted into evidence as Petitioner's Exhibit 2.

Appearing at the hearing on behalf of the Petition were C. John Serio and Yvonne C. Serio, property owners, and Robert A. Hoffman, Esquire, their attorney. Also appearing on behalf of the Petition was Kathleen J. Masterton. There were no Protestants or other interested parties, although David L. Thomas with the Baltimore County Department of Public Works appeared and participated at the hearing.

Testimony and evidence offered revealed that the subject property consists of .82 acres, more or less, zoned B.L. and is improved with a 3,220 sq.ft. building used in the business operation of the Valley Framing and Fine Art Shop. The property is located just off of York Road near antique row in Cockeysville, and abuts Cedar Knoll Road at its intersection

with Sherwood Road. The Petitioners are desirous of constructing a two-story addition to the existing structure in accordance with Petitioner's Exhibit 2. As a result of the proposed improvements, the Petitioners would be required to widen Cedar Knoll Road and Sherwood Road without the requested waiver. Thus, the requested special hearing is necessary. The property has been extensively rehabilitated and refurbished over the years and photographs submitted depict an attractive building and parking area to support the business. As the name implies, the shop specializes in the framing of pictures and prints and sells related art supplies and equipment. The hours of operation of the shop are from 10:00 AM to 6:00 PM Monday through Friday, and 10:00 AM to 5:00 PM on Saturdays. No more than 20 to 30 customers patronize the shop on any given day.

It should be noted that this project has received an exemption from the development review process by the Development Review Committee, and thus, the matter is not before me as Hearing Officer. Rather, the owners have filed a Petition for Special Hearing seeking a waiver from certain Public Works standards, pursuant to Section 26-172(a) of the Baltimore County Code. That Section of the Code appoints the Hearing Officer (i.e., Zoning Commissioner) to grant waivers from Divisions 2 and 3 of Public Works' requirements upon the request of the Department Director. In this instance, the property owner seeks a waiver from certain standards as they relate to road improvements to Cedar Knoll and Sherwood Roads.

Testimony and evidence was presented at the hearing by witnesses for the Petitioner as to the requested waiver. Mr. Thomas also appeared and testified on behalf of the Department of Public Works. Subsequent to the hearing, however, this Zoning Commissioner received additional correspondence from both the Petitioners and Thomas H. Hamer, Acting Director

of the Department of Public Works (DPW). That correspondence indicated that additional meetings were held subsequent to the hearing between representatives of DPW and the engineering firm which prepared the site layout. As a result of these discussions, a consensus was reached as to as-built conditions on site and needed improvements. An additional plat was submitted which is now contained within the case file and has been marked as Petitioner's Exhibit 3. That red-lined plat shows existing conditions and proposed improvements to the intersection of Cedar Knoll And Sherwood Roads. More particularly, a 20-foot radius is shown as being added to the intersection to improve sight distance and turning movement. DPW and the Petitioners have agreed that the property owner will be responsible for these improvements, however, other formerly requested improvements to the site will be waived. This agreement has been attested to in both correspondence from Petitioner's counsel dated May 5, 1995 and Mr. Hamer's correspondence of that same date.

Based on the agreement reached in this case, which appears entirely appropriate for existing conditions, I am persuaded to grant the Petition for Special Hearing. Clearly, the improvements suggested will upgrade the intersection without causing undue expense and unnecessary obligation on the property owner. Testimony received from the Petitioners and their witnesses at the hearing was convincing that the site generates limited volumes of traffic and that existing vehicular access is appropriate. Clearly, the relief requested will not be detrimental to the health, safety or general welfare of the surrounding locale. Thus, the relief requested should be granted and I shall so Order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of June, 1995 that the Petition for Special Hearing seeking approval of a waiver from Divisions 3 and 4 of the Development Regulations, pursuant to Section 26-172(a) of the Baltimore County Code, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED.

LES:bjs

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 6/12/95  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 6/12/95  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 6/12/95  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 6/12/95  
By [Signature]

- 2 -

- 3 -

- 4 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 12, 1995 (410) 887-4386

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
N/S Sherwood Road, 276' NE of York Road  
(2 Sherwood Road)  
8th Election District - 3rd Councilmanic District  
Marepose, LLC - Petitioners  
Case No. 95-327-SPH

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

cc: Mr. C. John Serio, President, Marepose, LLC  
13013 Jerome Jay Drive, Cockeysville, Md. 21030  
Ms. Kathleen J. Masterton, President, Knollbrook Comm. Assembly, Inc.  
11 Oak Knoll Road, Cockeysville, Md. 21030  
Mr. David Thomas, DPW; People's Counsel  
File

**Petition for Special Hearing**  
to the Zoning Commissioner of Baltimore County

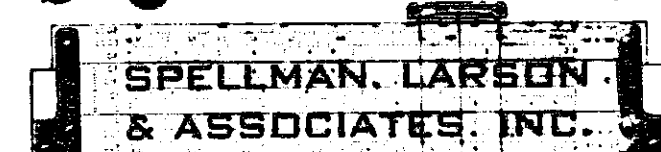
for the property located at 2 Sherwood Road, Cockeysville, MD 21030  
which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a waiver from Divisions 3 and 4 of the Development Regulations pursuant to Section 26-172(a) of the Baltimore County Code.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchased/Lessee:  
Type or Print Name  
Signature  
Address  
City State Zipcode

Write do solemnly declare and affirm, under the penalties of perjury, that there are the legal owner(s) of the property which is the subject of this Petition.  
Legal Owner(s):  
Marepose, LLC  
Type or Print Name  
Signature  
C. John Serio, President  
Type or Print Name  
Signature  
13013 Jerome Jay Drive 752-1946  
Address Phone No.  
Cockeysville, MD 21030  
City State Zipcode  
Name Address and phone number of representative to be contacted  
Robert A. Hoffman  
Name  
210 Allegheny Ave., Towson, MD 21204  
Address Phone No.  
City State Zipcode  
ESTIMATED LENGTH OF HEARING  
Uninterruptible for Hearing  
The following date  
Next Two Months  
ALL  
REVIEWED BY  
DATE 3-24-95



SUITE 109 - JEFFERSON BUILDING  
105 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
TEL (410) 823-3535  
FAX (410) 825-5215

95-327-SPH

**DESCRIPTION FOR ZONING, NO. 2 SHERWOOD ROAD, 8TH DISTRICT**  
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in the center of Sherwood Road, 30 feet wide, at the distance of 276 feet, more or less, southeasterly from the east side of York Road (Maryland Route No. 45) said point being also 16 feet easterly from the west side of Cedar Knoll Road, 25 feet wide, and running thence and binding in the bed of Cedar Knoll Road 16 feet easterly from the west side of Cedar Knoll Road north 3 Degrees 54 Minutes 53 Seconds east 214.90 feet thence leaving the point in Cedar Knoll Road and running south 88 Degrees 31 Minutes 53 Seconds west 195.00 feet and south 28 Degrees 19 Minutes 53 Seconds west 114.94 feet and running thence to and into the bed of Sherwood Road as relocated by the Maryland State Highways Administration south 65 Degrees 15 Minutes 17 Seconds east 258.55 feet to the place of beginning.

Containing 0.82 acres of land, more or less.

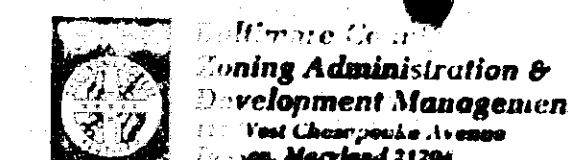
03/23/95



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING  
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING  
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8th Date of Posting: 3/1/95  
Posted for: Special Hearing  
Petitioner: Marepose, LLC  
Location of property: 2 Sherwood Rd, N/S  
Location of Sign: Along road way, on property being zoned  
Remarks:  
Posted by: [Signature] Date of return: 4/1/95  
Number of Signs: 1



Date 6-14-95  
Account Number 328  
Taken 6/1 JPB  
Special Hearing for zoning department  
Sign - F.O.T. -  
Marepose, LLC (C John Serio)  
2 Sherwood Rd

03A03H0374M1C1HC  
BA C033134PW03-24-95 \$285.00

**receipt**  
95-327-SPH  
Account: 0-001-0150  
Date 6-14-95  
Amount 7.00  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE & REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 15-11  
4-5-95  
COPIES  
03A03H0374M1C1HC  
BA C033134PW03-24-95  
VALIDATION OR SIGNATURE OF OFFICER





111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353  
ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 328  
Petitioner: Marepos, LLC 90 Jack Sero  
Location: 2 Sherwood Hill, Cockeysville 21030

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Grinard  
ADDRESS: 210 Allegheny Avenue  
Towson, Md 21204  
PHONE NUMBER: 410-494-6201

AJ:ggg

(Revised 04/09/93)

TO: POTOMAC PUBLISHING COMPANY  
Issue - Jeffersonian

Please forward billing to:

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

95-327-SPH

LANDRICE S. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 30, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-327-SPH (Item 328)

2 Sherwood Road - Valley Framing  
N/S Sherwood Road, 276' NE of York Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Marepos, LLC

HEARING: MONDAY, APRIL 24, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve a waiver from Divisions 3 and 4 of the Development Regulations.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: Marepos, LLC  
Robert A. Hoffman, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 11, 1995

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Item No.: 328  
Case No.: 95-327-SPH  
Petitioner: Marepos, LLC

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 10, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for April 10, 1995  
Item No. 328

The Developers Engineering Section has reviewed the subject zoning item. Please see the correspondence dated February 28, 1995 from Thomas Hamer, Acting Director of Public Works to Arnold Jablon, Director of ZADM, addressing Waiver of Department of Public Works Standards.

In addition, the final landscape plan approved by this office for this development may be subject to revisions, pending conditions set by the Zoning Commissioner.

RWB:ev



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 04/09/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: MAREPOSE, LLC  
LOCATION: N/S SHERWOOD RD., 276' NE OF YORK RD. (2 SHERWOOD RD.  
VALLEY FRAMING.)

Item No.: 328 Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED  
APR 6 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: April 4, 1995

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 315, 316, 326, 327, and 328

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kenna*

PK/JL

ITEMS 15/PHONE/ZAC1

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*

DATE: *4/1/95*

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: *4/3/95*  
ZAC Comments

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

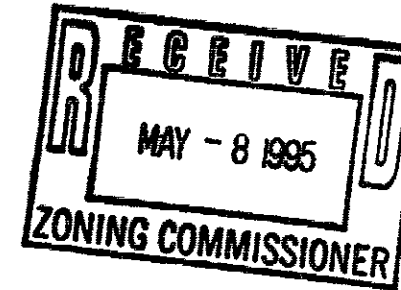
Item #'s: 321  
323  
324  
325  
326  
327  
328

LS:sp

LETTY2/DEPRM/TXTSBP



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director DATE: May 5, 1995  
Zoning Administration & Development Management  
FROM: Thomas H. Hamer, Acting Director  
Department of Public Works  
SUBJECT: Waiver of DPW Standards Valley Framing  
Case No. 95-327 SPH

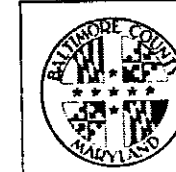
At the referenced hearing before the Zoning Commissioner which took place April 24, 1995, attended by David Thomas of this office, it was agreed that Spellman, Larson & Associates would submit a revised plan showing as-built conditions and an amended request for waiver of Public Works requirements. Based on the testimony offered at the hearing and my review of this amended plan, I am recommending under Section 26-172(a) of the development regulations that the plan as submitted be approved by the Hearing Officer for the subject waiver.

Questions concerning this waiver may be directed to General Engineering Division (ext. 3451, Dave Thomas or Les Schreiber) or Developers Engineering Section (ext. 3751, Bob Bowling).

THH/DLT/s

cc: Lawrence E. Schmidt, Zoning Commissioner  
(w/ attachment; Revised waiver plan dated April 27, 1995)  
R. Hoffman, Venable Baetjer & Howard  
J. Larson, Spellman, Larson & Associates  
L. Schreiber  
R. Bowling  
Green File (w/attachment)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF PERMITS AND LICENSES  
TOWSON, MARYLAND 21204



PERMISSION IS HEREBY GRANTED TO:

NAME: MAREPOSE LLC C/O C. JOHN SERIO, JR.  
ADDRESS: 114 E. LEXINGTON ST., STE. 501  
Baltimore, Md.

TO USE AND OCCUPY THE LAND AND/OR BUILDINGS DESCRIBED AND LOCATED AS FOLLOWS ON PERMIT NO. 6212303

LOCATION OF PROPERTY: 2 SHERWOOD RD  
DIST. 08 LOT NO. BLOCK NO.  
SUBDIVISION: 350 N SHERWOOD RD

DATE: 04/10/95  
FEE PAID: 189.00

ISSUED BY THE BUILDINGS ENGINEER

PERMIT NO: 6212303

TO: Arnold Jablon, Director DATE: February 28, 1995  
Zoning Administration & Development Management  
FROM: Thomas H. Hamer, Acting Director  
Department of Public Works

SUBJECT: Waiver of DPW Standards Valley Framing  
ZADM Project No. VIII-644  
DRC No. 022758

This is in response to a waiver request from Spellman, Larson & Associates dated January 30, 1995, (copy attached) and referred from the Development Review Committee February 27, 1995.

In accordance with Sect. 26-172(a) of the Development Regulations, I am requesting the following action be taken by the Hearing Officer with respect to the subject waiver request:

Sherwood Road: Improvements have already been completed as part of the State Highway Administration's Cockeysville Underpass Elimination project. Other than as noted below, no further improvements are required of the developer.

Cedar Knoll Road: Field investigation by David Thomas of this office on February 23, 1995, found that the profile grade of Cedar Knoll Road falls slightly from Sherwood Road to a sump near the adjacent Shah property, with drainage from an existing inlet on the east side of Cedar Knoll Road passing under the road in a 18" CMP outfalling to a meandering swale running across the Shah property toward York Road. Our recommendation is to provide curb and gutter across the frontage of the subject development tying to the end of existing curb and gutter in Sherwood Road on the south and terminating at the north in a curb opening at the sump (see attached SHA details MD-640.01 & 02 for arrangement; use curb size to match existing Sherwood Road). Driveway entrances should be designed to maintain the gutter line and prevent the entrance of runoff onto the site.

Valley Framing  
Waiver request  
Feb. 28, 1995

Since the entrance to Cedar Knoll Road at Sherwood Road is quite narrow and Sherwood is on a steep grade, widening of Cedar Knoll in front of this development would provide a significant improvement in ease of turning movement from Sherwood to Cedar Knoll. The full-width standard section is not warranted here, however, primarily due to the steep topography of the site. We are recommending that the new curb line be set 12 ft. from the centerline of Cedar Knoll Road, with no sidewalk, in a 40-foot rather than 50-ft. right of way width. This should allow the 30" diameter tree and the existing garage to remain and provide improvement to the intersection without creating an unreasonable hardship due to the cost of a wider road and supporting fill slopes.

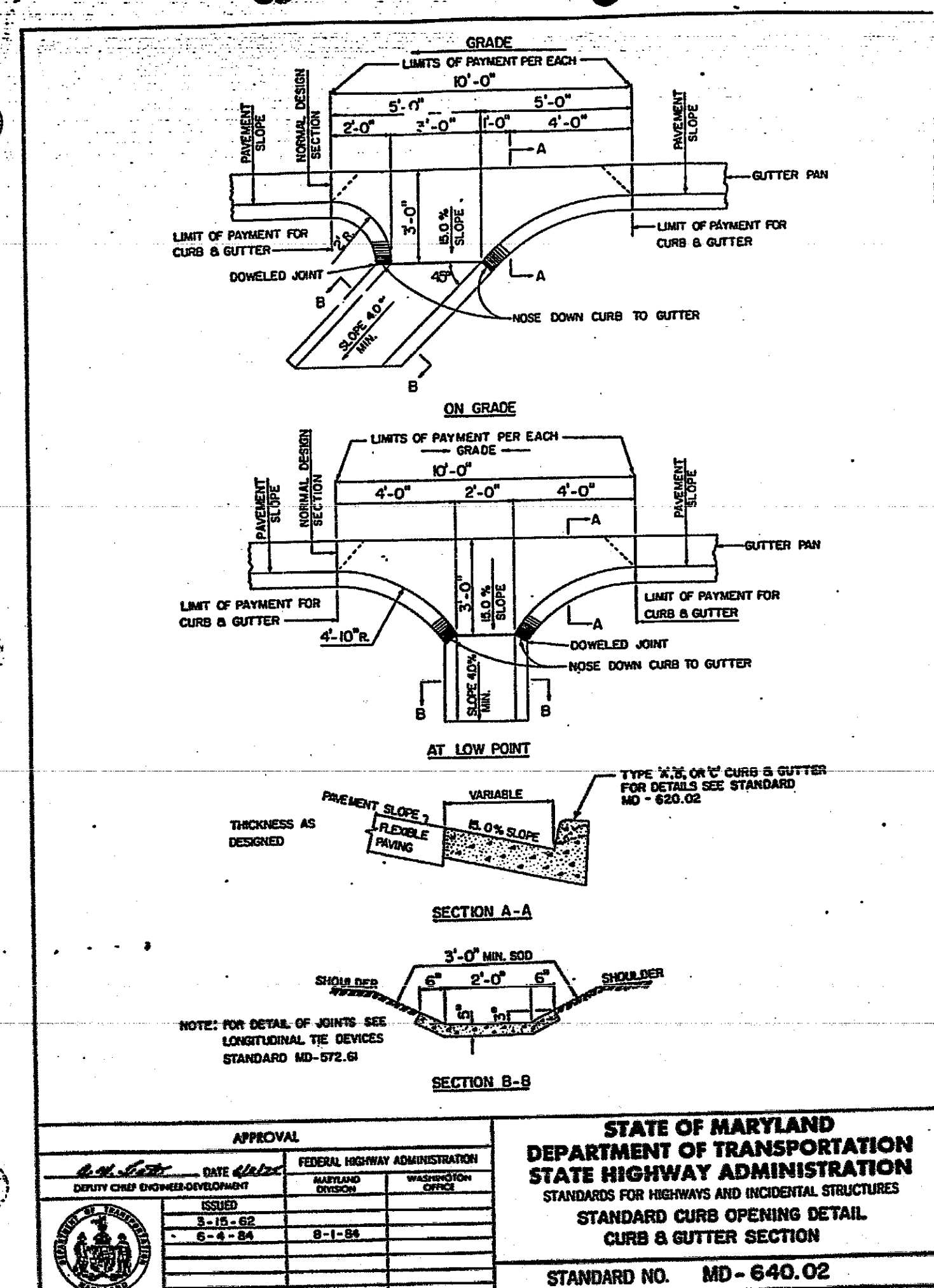
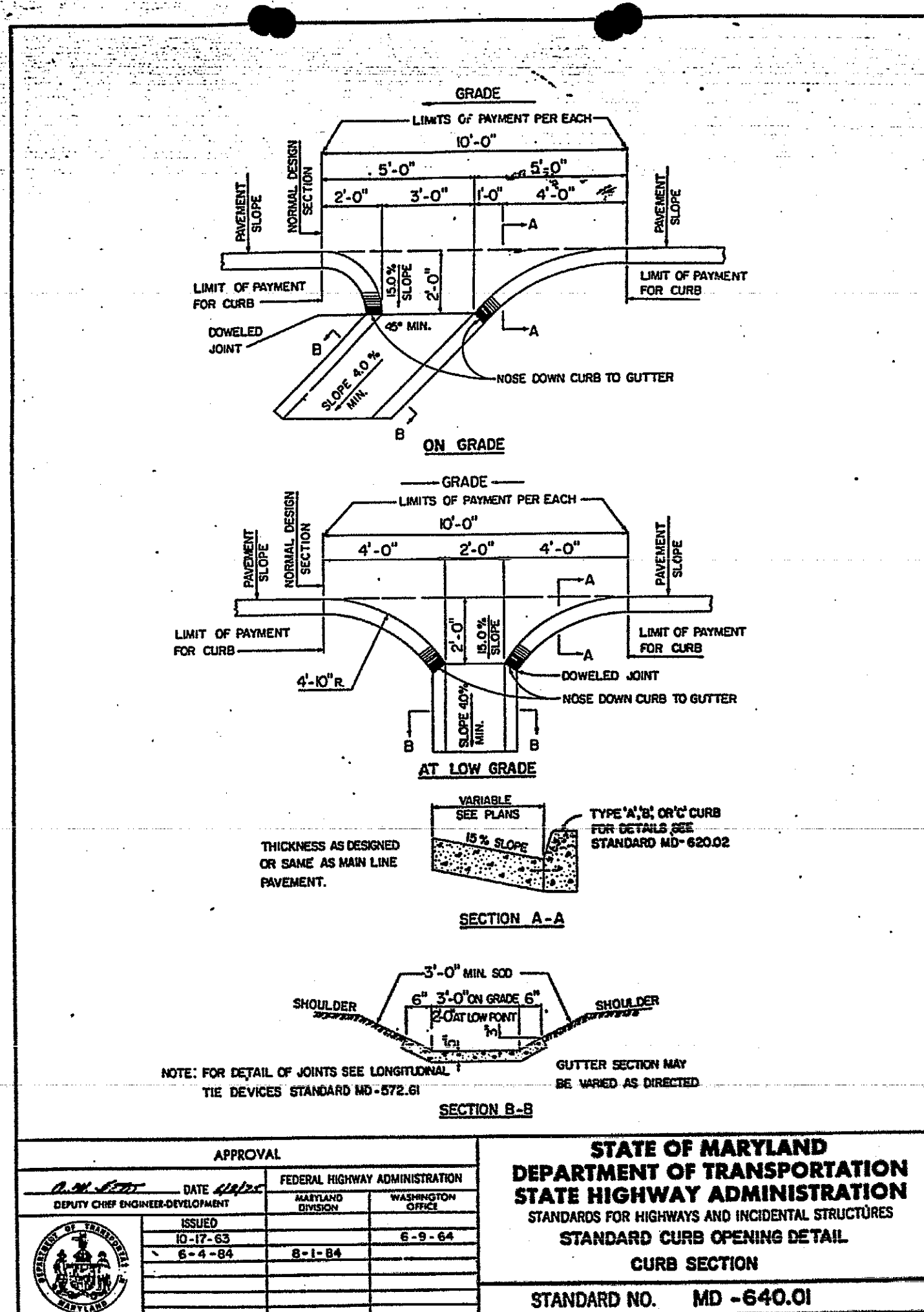
An established grade profile exists for Cedar Knoll Road ("B-S" drawing 84-0297 dated 5/1/1984). Since this profile shows a sump near the center of the subject site's frontage, the applicant's engineer should submit a revised profile for approval as part of the necessary roadway design drawings. This profile should keep the sump as near as possible to its present location, shall observe minimum depth requirements for existing utilities, and shall extend a minimum of 200 ft. beyond the limits of the site in order to ensure compatibility with grade in front of adjacent properties.

Questions concerning this waiver may be directed to General Engineering Division (ext. 3451, Dave Thomas or Les Schreiber) or Developers Engineering Section (ext. 3751, Bob Bowling).

DLT  
THH/DLT/s

Attachments

cc: J. Maranto, Project Manager  
L. Schreiber  
R. Bowling, attn: Jim Logan  
Venable, Baetjer & Howard, LLP, attn: G. Paige Wingert  
Spellman, Larson & Assoc., Inc. attn: J.L. Larson  
File



RE: PETITION FOR SPECIAL HEARING  
Valley Framing - 2 Sherwood Road, W/S  
Sherwood Road, 276' NE of York Road  
8th Election District, 3rd Councilmanic  
Marepose, LLC  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 95-327-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

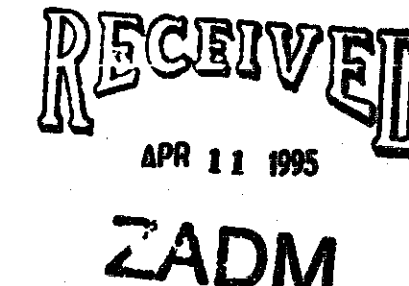
Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 987-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of April, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



IN THE MATTER OF  
PETITION FOR SPECIAL HEARING  
2 SHERWOOD ROAD, 276' NE OF  
YORK ROAD  
EIGHTH ELECTION DISTRICT  
THIRD COUNCILMANIC DISTRICT  
MAREPOSE, LLC - LEGAL OWNER

BEFORE THE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
CASE NO. 95-327-SPH

RETURN OF PRIVATE PROCESS SERVER

Pursuant to Maryland Rule 2-126(a), I, the undersigned, hereby certify that service of process was executed on David L. Thomas on the 17th day of April 1995, by delivering and leaving a copy of the Summons.

I further certify that I am over eighteen years of age and am not a party to this action. I do solemnly declare and affirm under the penalties of perjury that the matters and facts set forth herein are true to the best of my knowledge, information and belief.

Barbara W. Ormrod  
Barbara White Ormrod

TO:DOCS/BAW01/000508.01



IN THE MATTER OF  
PETITION FOR SPECIAL HEARING  
2 SHERWOOD ROAD, 276' NE OF  
YORK ROAD  
EIGHTH ELECTION DISTRICT  
THIRD COUNCILMANIC DISTRICT  
MAREPOSE, LLC - LEGAL OWNER

BEFORE THE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
CASE NO. 95-327-SPH

#### SUBPOENA

Please issue a Subpoena to the following named witness to appear before the Zoning Commissioner of Baltimore County at the hearing for the matter captioned above on Monday, April 24, 1995, at 11:00 a.m. in Room 118, Old Courthouse, located at 400 Washington Avenue, Towson, Maryland 21204, and continuing thereafter as necessary for such witness' testimony and as scheduled by the Zoning Commissioner.

Witness: David L. Thomas,  
Baltimore County Department of  
Public Works

Address: County Courts Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

General Purpose: for the witness to testify as to the zoning issues in  
this case as may be required.

Requested By: Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard, LLP  
210 Allegheny Avenue  
Towson, Maryland 21204  
(410)494-6200

The witness named above is hereby ordered to so appear before the County Zoning Commissioner.

*David L. Thomas*  
Zoning Commissioner

DATE WHEN SIGNED: 4/18/95

#### Knollbrook Community Assembly, Inc.

President Kathleen J. Masterton, Esq.  
Vice President John Clough  
Secretary/Treasurer Neal Brown, Esq.

410 11 Oak Knoll Road  
Cockeysville, MD 21030

April 18, 1995

APR 20 1995

ZADM

Zoning Commissioner of Baltimore County  
Office of Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Case No. 95-327-SPH (Item 328)  
2 Sherwood Road - Valley Framing

To the Honorable Commissioner:

I am writing on behalf of the Knollbrook Community Assembly, Inc. (hereafter, "Knollbrook"), a community association representing the interests of approximately forty homeowners, to express Knollbrook's full support for the request of the owners of the above referenced property for a waiver from divisions 3 and 4 of the county development regulations. Please be advised that I intend to appear and represent Knollbrook's interests at the public hearing in this matter scheduled for Monday, April 24, 1995.

I understand that, absent a waiver of county regulations, Valley Framing would be required to widen Cedar Knoll Road, and possibly Sherwood Road by at least eight feet. This requirement is not compatible with the Knollbrook setting. The Knollbrook area is somewhat unique, consisting of only two roads: Cedar Knoll Road leads off of Sherwood Road and is the only means of ingress to the community, while Oak Knoll Road, bordered by a scenic stream and several acres of woods owned by the association, is the only road leading off Cedar Knoll, and, like Cedar Knoll, is a dead end. The forty or so homes in the community were mostly constructed in the 1940's, although some - including Valley Framing's structure - were built considerably earlier. The neighborhood has a peaceful, almost pastoral, aura.

It is our view that no road widening is necessary, and that widening Cedar Knoll Road would severely harm our neighborhood. We believe that a wider road would 1) beckon traffic down a road with no outlet, creating congestion and other problems where none now exist; 2) result in environmental destruction, i.e., the removal of at least three trees which presently grace the entry to our neighborhood; and 3) irrevocably, and needlessly, alter the present rustic, charming character of the neighborhood to one of commercial crassness.

Lawrence E. Schmidt,  
Zoning Commissioner  
First Floor Old Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Re: Marepose, LLC - Legal Owner  
Zoning Case No. 95-327-SPH

Dear Mr. Schmidt:

Following the hearing in the above-captioned matter, Joe Larson, the site engineer and I met with David Thomas of the Department of Public Works to discuss this waiver. David has informed me, and by counter-signing this letter has agreed on behalf of the Department of Public Works to modify their recommended waiver contained in the correspondence dated February 28, 1995, a copy of which is attached. In accordance with the attached plan dated April 27, 1995, Public Works is now recommending no improvements to either Cedar Knoll Road or Sherwood Road other than a widening of the radius at the intersection.

Therefore, it is respectfully requested that you consider issuing an order granting the waiver consistent with this correspondence.

Yours truly,

Robert A. Hoffman

David L. Thomas, Department of  
Public Works

RAH:is  
Enclosure  
cc: Kathleen J. Masterton, President (w/ enclosure)  
C. John Sero, President

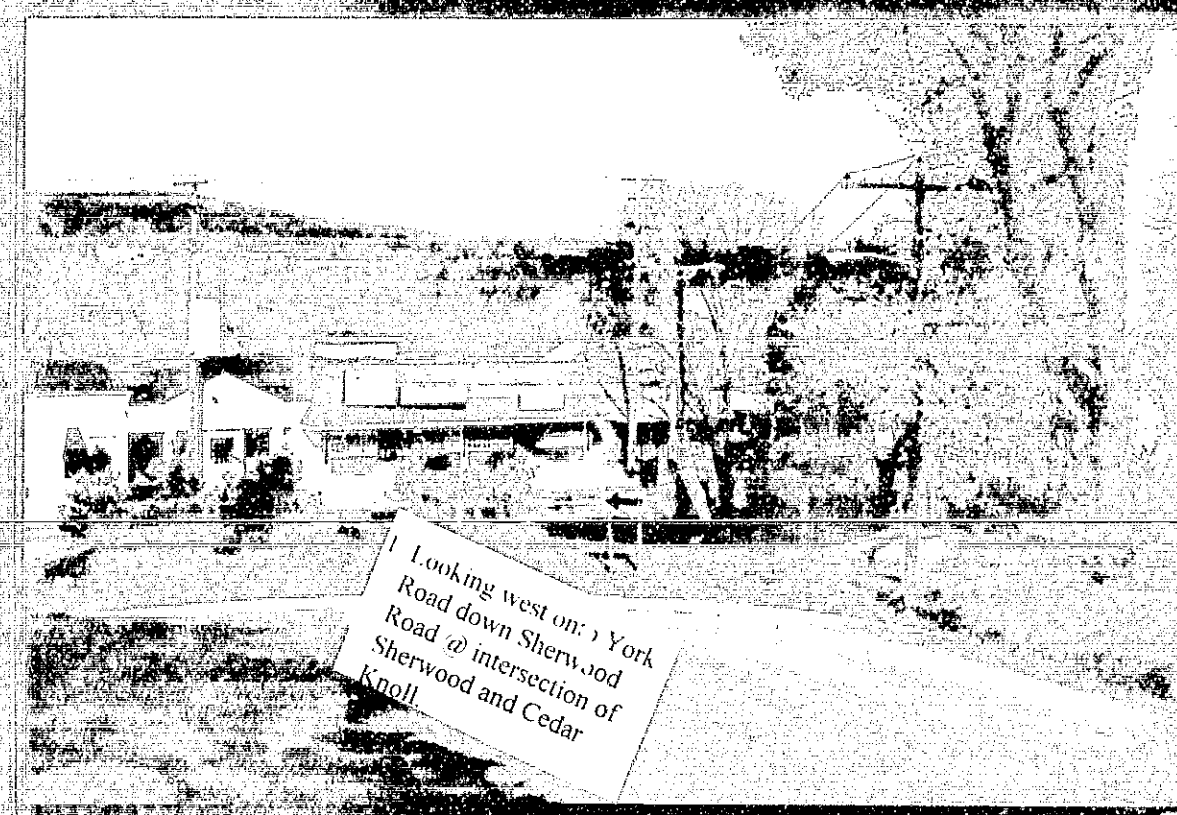
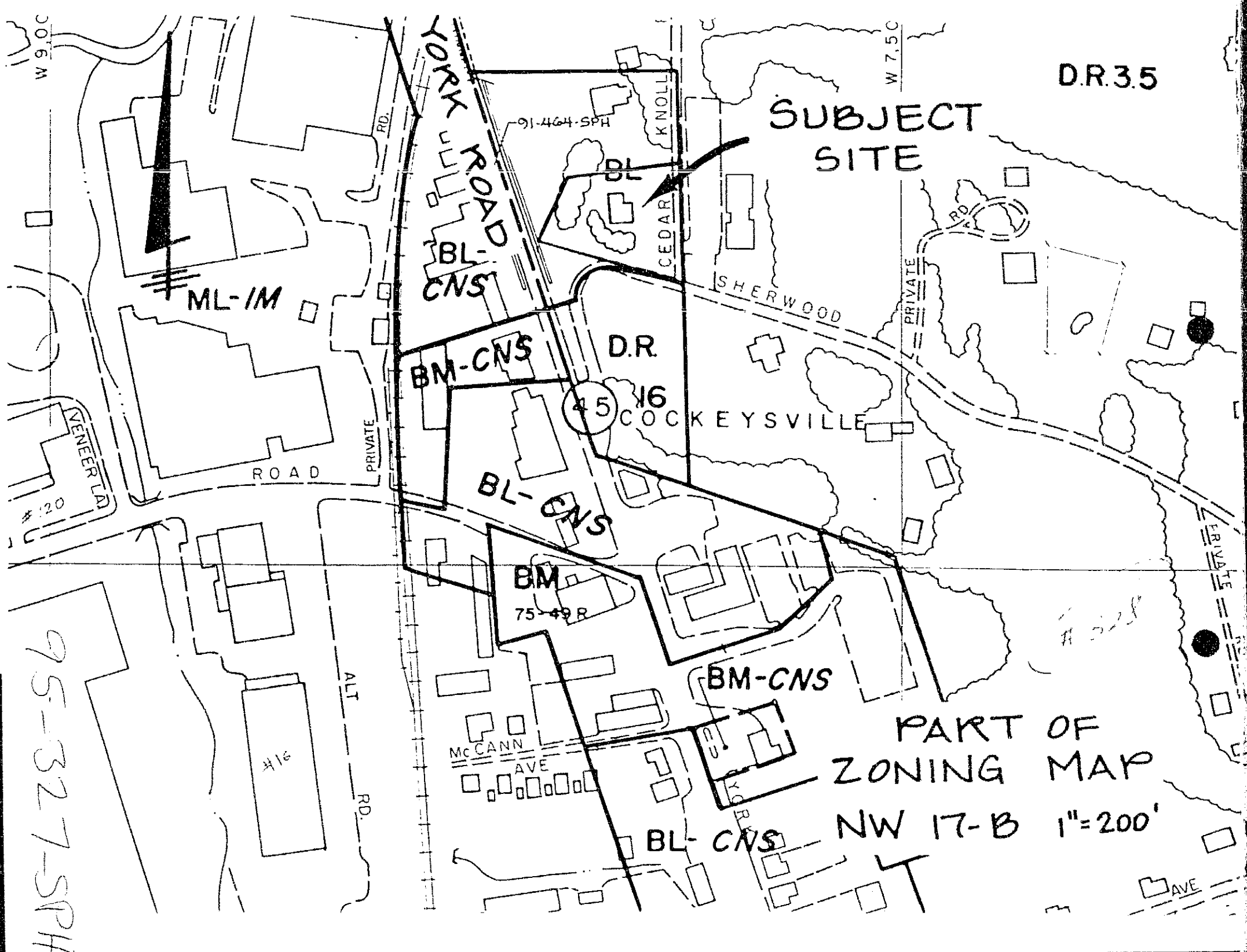
FOURD'S RAIL 1-101-1

5/12/95  
Date

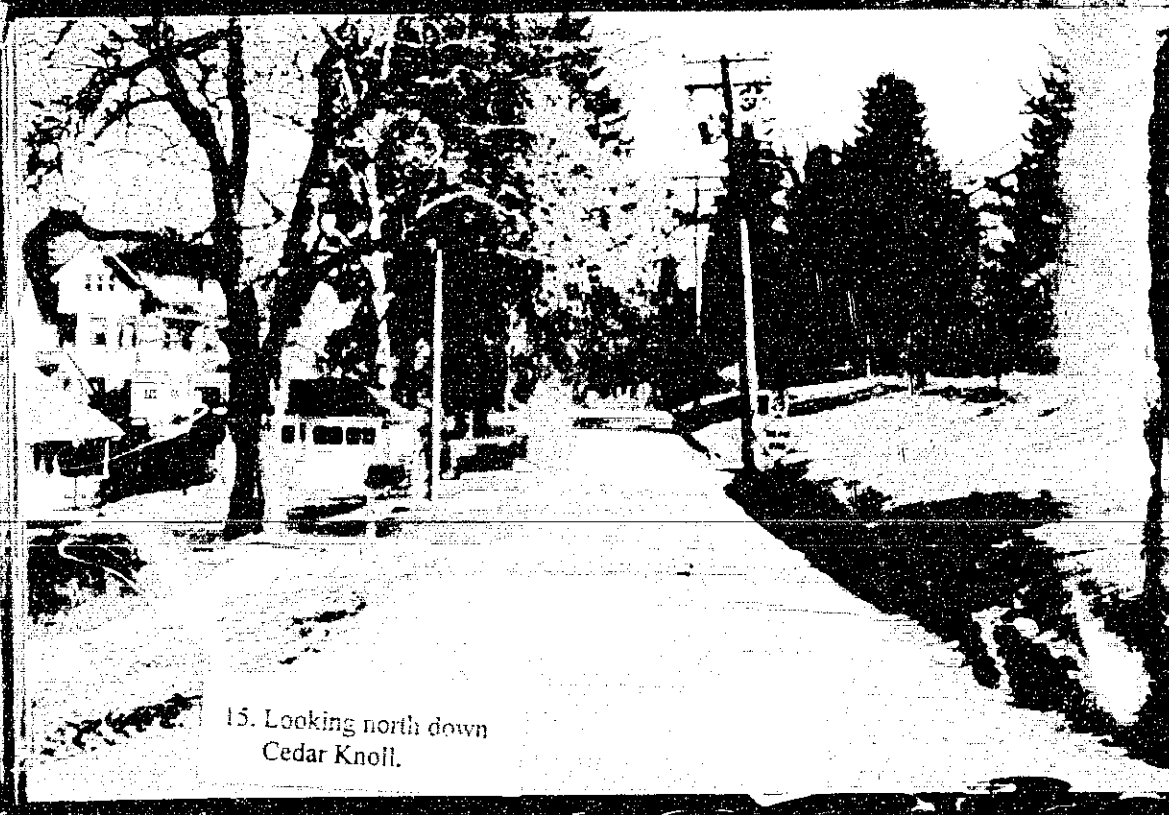
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

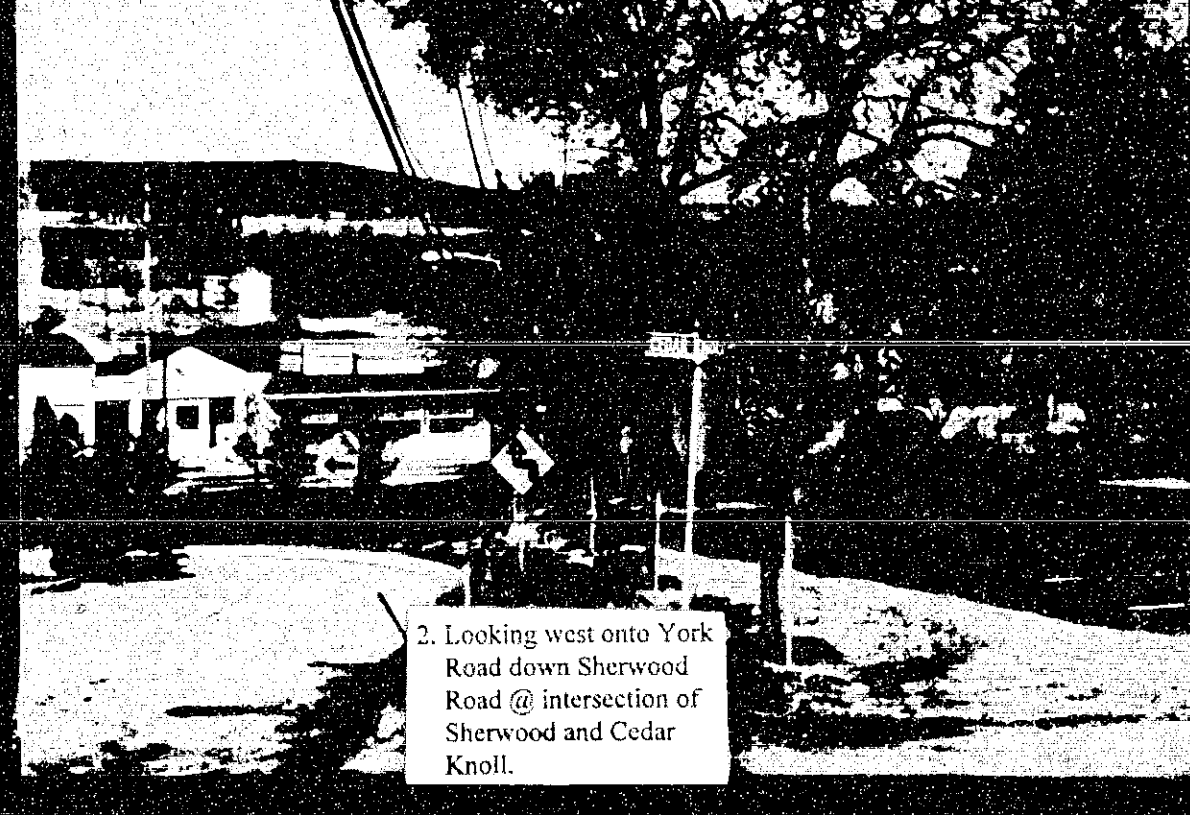
NAME	ADDRESS
Rob Hoffman	210 Allegheny Ave 21204
David L. Thomas	1303 Federal Hwy DC 21030
John Sero	" " "
Kathleen J. Masterton	11 Oak Knoll Rd Cockeysville MD 21030



1. Looking west onto York Road down Sherwood Road at intersection of Cedar Knoll Road



13. Looking north down Cedar Knoll



2. Looking west onto York Road down Sherwood Road @ intersection of Sherwood and Cedar Knoll



9. Looking south down Cedar Knoll Road at intersection of Cedar Knoll and Sherwood Road



14. Looking north down Cedar Knoll

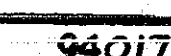


6. Looking South down Cedar Knoll to intersection of Cedar Knoll and Sherwood Road



22. Looking onto Valley Framing & Fire Art from intersection of Cedar Knoll and Sherwood Road





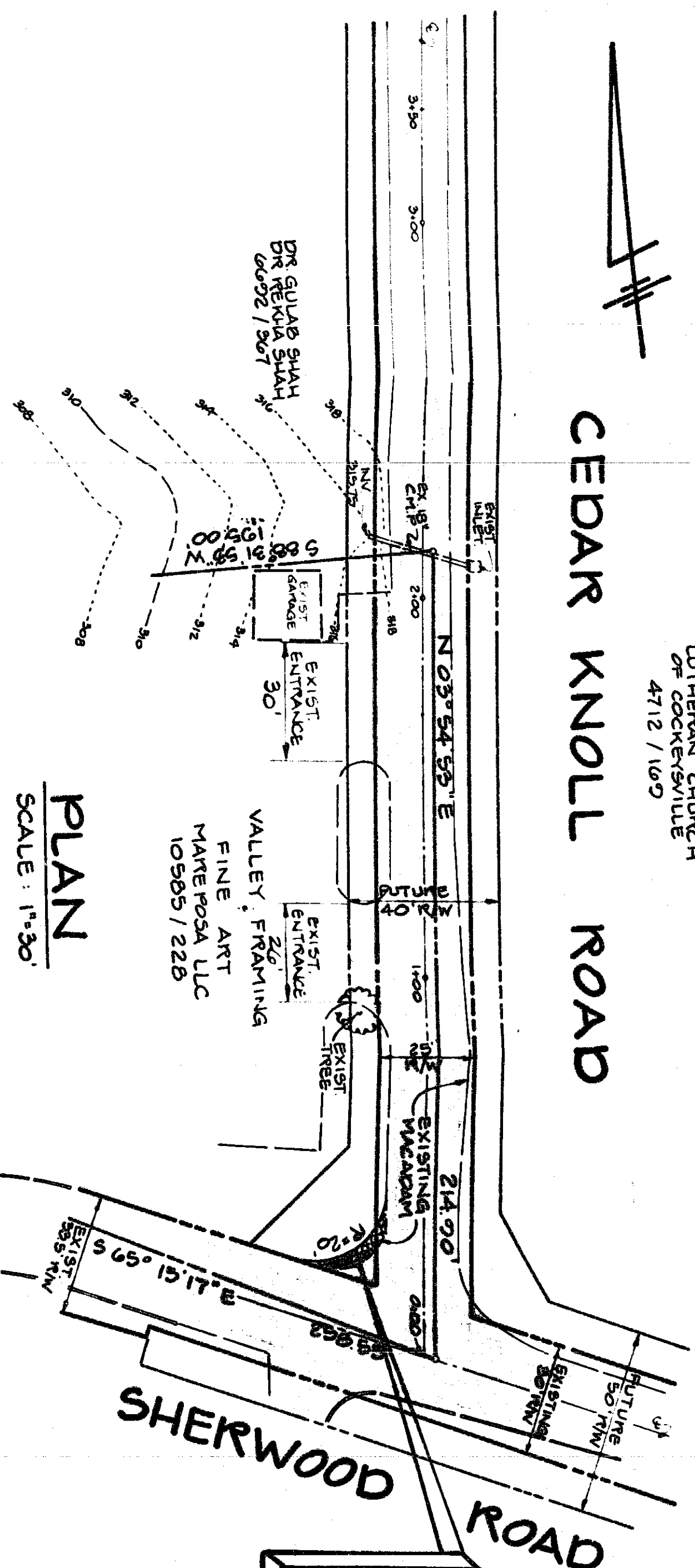
95-327-SPH

25. THERE ARE NO WELLS ON THE SUBJECT SITE.
26. KETAIL FOOD SERVICE IS PROHIBITED FOR THIS SITE UNTIL PUBLIC SEWER IS MADE AVAILABLE.
27. REFER TO THE APPROVED LANDSCAPE PLAN FOR THE SUBJECT SITE FOR ALL LANDSCAPE DESIGN SPECS.
28. REFER TO LETTER DATED 1-12-95 FROM DPW REGARDING HIGHWAY WIDENING.
29. A WAIVER OF PUBLIC WORKS STANDARDS HAS BEEN APPLIED FOR TO CLIMINATE THE HIGHWAY WIDENING AS SHOWN HEREON FOR ZEAR HOLL OF SHERWOOD ROAD AND ALSO FOR HIGHWAY IMPROVEMENTS AS SHOWN FOR CEDAR KNOLL ROAD.

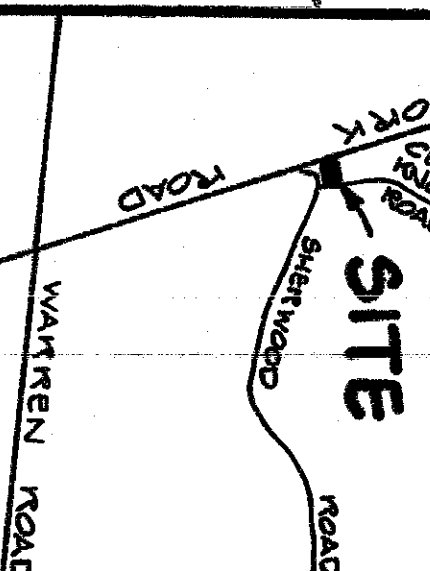


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LUTHERAN CHURCH  
OF COCKEYSVILLE  
4712 / 100

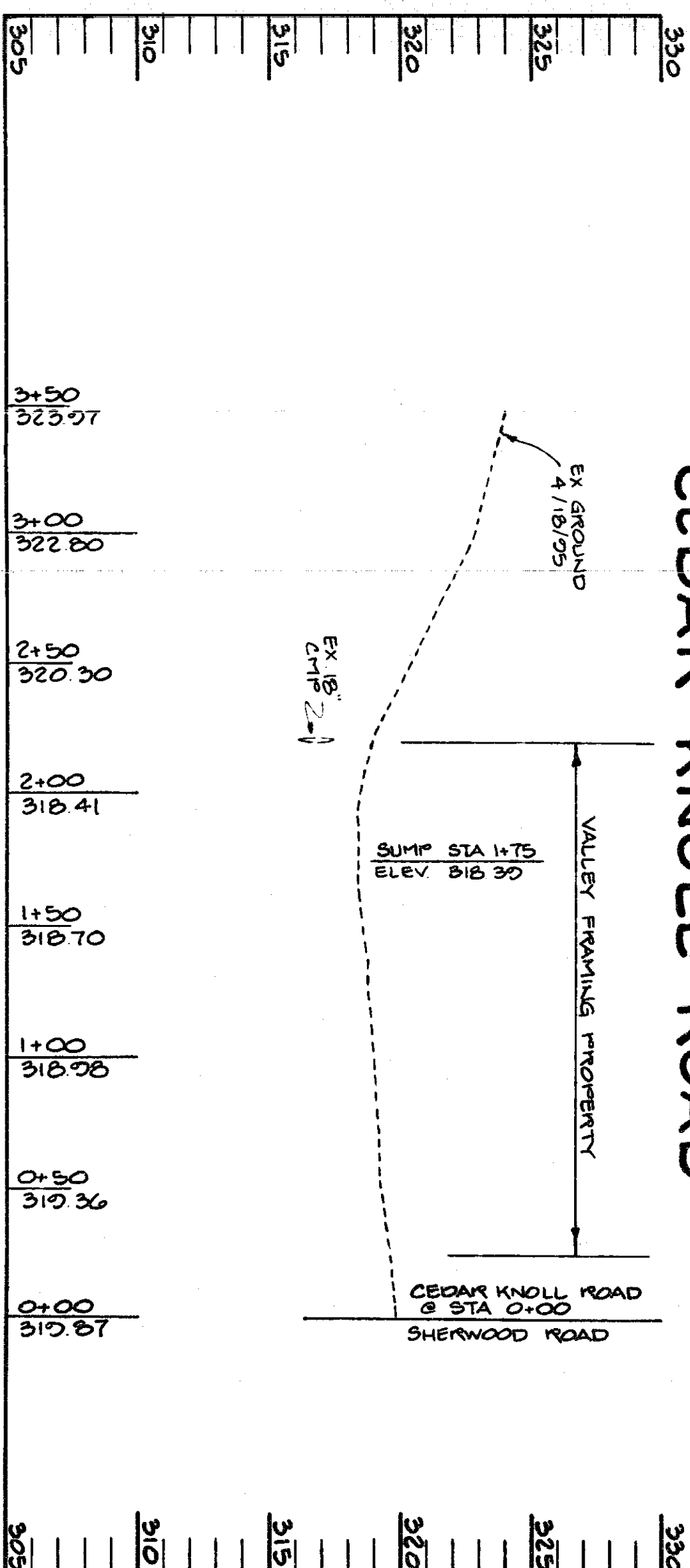
## CEDAR KNOLL ROAD



VICINITY MAP  
SCALE: 1"=2000'



## CEDAR KNOLL ROAD



AMENDED As-BUILT SITE PLAN  
(PER FIELD SURVEY APRIL 24, 1995  
APRIL 27, 1995

OWNER  
MAKEPOSA LLC  
% C. JOHN SERIO, JR.  
13013 JEROME JAY DRIVE  
COCKEYSVILLE, MD 21030

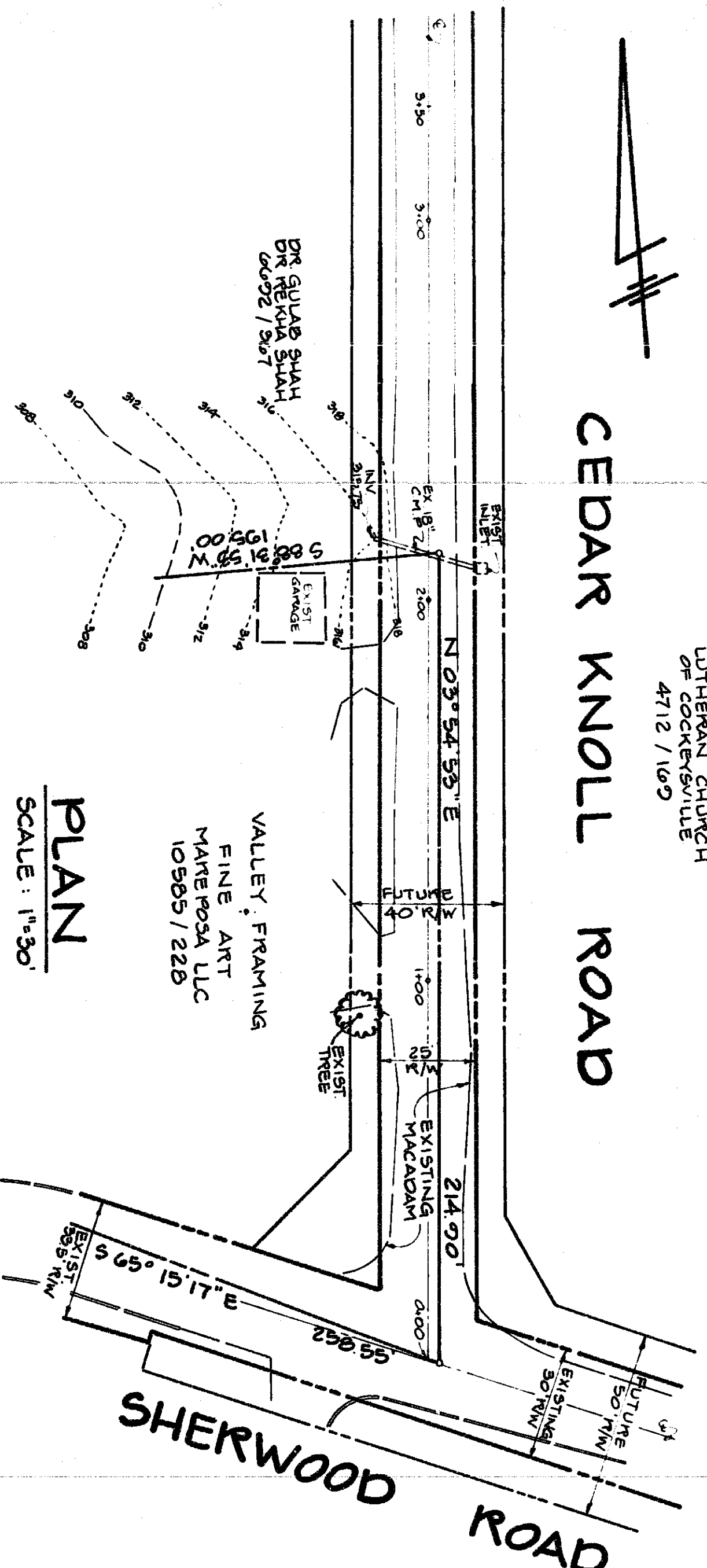
SPELLMAN, LARSON  
&  
ASSOCIATES, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
SUITE 406, JEFFERSON BLDG., TOWSON, MD., 21204  
PHONE: 823-3635

VALLEY FRAMING  
AND  
FINE ART  
SHERWOOD ROAD  
HIGHWAY LAYOUT PLAN

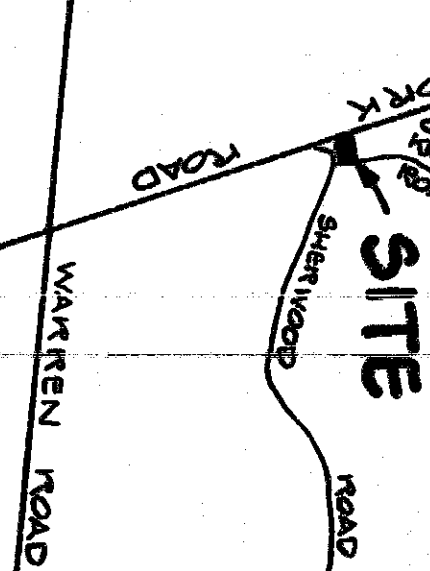
SCALE: 1"=30' DATE: 4-10-95

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LUTHERAN CHURCH  
OF COCKEYSVILLE  
4712 / 100

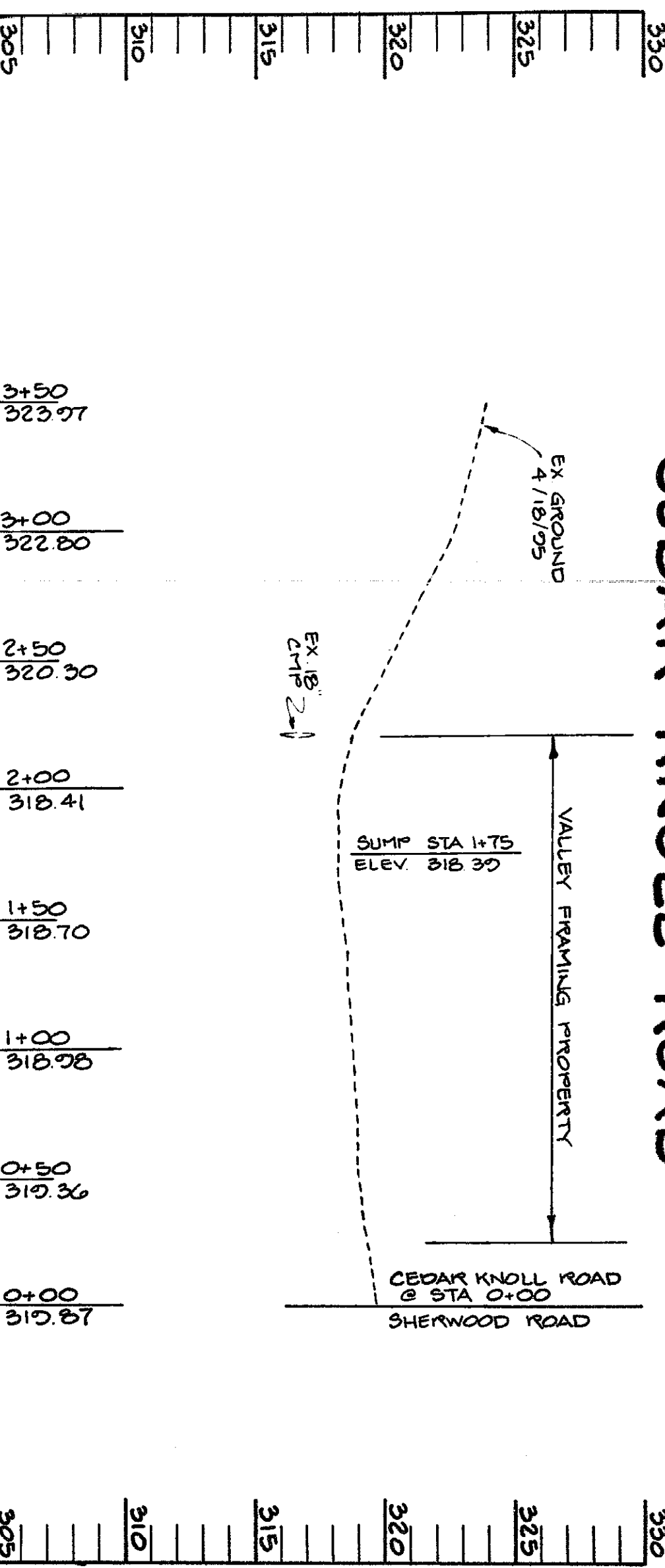
## CEDAR KNOLL ROAD



VICINITY MAP  
SCALE: 1"=2000'



## CEDAR KNOLL ROAD



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VALLEY FRAMING  
AND  
FINE ART  
SHERWOOD ROAD  
HIGHWAY LAYOUT PLAN

SCALE: 1"=30' DATE: 4-10-95

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